

Dunstable Office

135 High Street North
Dunstable
Bedfordshire
LU6 1JN



Design Drive, Dunstable, Bedfordshire, LU6

Offers in excess of
£470,000



A MODERN 5-BEDROOM FAMILY HOME in an excellent decorative condition. Situated in a quiet cul-de-sac on the outskirts of North Dunstable, with viewing highly recommended.

This 5-bedroom semi-detached modern house consists of:

Ground Floor - the ground floor has cloakroom, stunning fitted kitchen, spandrel storage space, an entrance hall leading to spacious lounge with French doors through to the rear garden. The ground floor lounge also benefits from skylight pitched roof windows.

First Floor - consists of a spacious bedroom with an ensuite, another large bedroom facing the front of the house, one further room which could be used as a study or office, and a separate bathroom. Handrails have been installed in 1 bathroom on the first floor with an added shower seat.



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Second Floor - consists of a very large ensuite master bedroom and a further bedroom with an ensuite. Both bedrooms on the second floor benefits from skylight pitched roof windows.

Further benefits include a carport garage that can take up to 3 cars plus ample visitor parking, a good size enclosed garden with patio area and a garden shed. Additionally there are children's play areas on the well maintained estate.

Area Description:

Dunstable is well positioned with excellent links to all the amenities of the many large towns and cities nearby. Head north on the A5 and the vibrant centre of Milton Keynes is less than half an hour away. Commuting to London is convenient too. A local bus link or drive connects you to Legrave or Luton station with trains to London St Pancras International taking just 35 minutes, and the M1 providing direct routes into London in less than 40 minutes.

Features

- Semi-Detached
- Modern Property
- Excellent Decorative Condition
- Stunning Fitted Kitchen
- Five Bedrooms with Three En-suites
- Bathrooms with Disabled Facilities
- Downstairs WC
- Cloakroom
- Carport plus ample visitor parking
- Easy Access to M1, Junction 11A and A5
- Very Energy Efficient (EPC- B)

EPC

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Floorplan

