



**Connells**

Tibbett Close  
Dunstable



## Property Description

\*SOUTH WEST DUNSTABLE LOCATION\*  
\*FOUR BEDROOM DETACHED HOME\*  
\*THREE RECEPTION ROOMS\* \*OFF ROAD PARKING\*

Situated in a quiet cul-de-sac this four bedroom detached family home offers a fantastic array of living accommodation.

Comprising of ground floor; entrance hall, kitchen, utility room, dining room, lounge, downstairs cloakroom, study and conservatory to the rear. The first floor comprises of; landing, four goodsized bedrooms with en-suite to master bedroom and family bathroom. Outside the property boasts a goodsized rear garden and off road parking to the front.

The home is ideally situated close to local amenities a variety of excellent schools and convenient A5 and M1 commuter links.

Ideally suited to a growing family. Viewing comes highly recommended, call now for more information and to book a viewing.

## Entrance Hall

Door to front aspect

## Study

9' 5" x 8' 1" ( 2.87m x 2.46m )

Window to front aspect,

## Lounge

15' 4" x 14' 11" ( 4.67m x 4.55m )

Patio doors to rear aspect leading to dining room and rear garden, radiator, wooden flooring

## Kitchen

13' 9" x 7' 7" ( 4.19m x 2.31m )

Double glazed window to front aspect, fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer.

## Utility Room

8' 4" x 4' 1" ( 2.54m x 1.24m )

Door to the side aspect leading to side garden.

## Dining Room

9' 3" x 8' 2" ( 2.82m x 2.49m )

Wooden flooring, open plan dining leading to conservatory.

## Conservatory

11' 10" x 10' 7" ( 3.61m x 3.23m )

half brick built, wooden flooring

## Cloakroom

w/c, wash hand basin.

## Bedroom One

11' 2" x 10' 6" ( 3.40m x 3.20m )

window to rear aspect, radiator, carpet flooring

### En Suite

Window to side aspect, w/c, shower cubical, wash hand basin.

### Bedroom Two

12' 8" x 9' 1" ( 3.86m x 2.77m )

window to front aspect, radiator, carpet flooring.

### Bedroom Three

9' x 8' 10" ( 2.74m x 2.69m )

window to front aspect, radiator, carpet flooring.

### Bedroom Four

9' 7" x 8' 8" ( 2.92m x 2.64m )

window to rear aspect, radiator, carpet flooring

### Bathroom

Window to side aspect, bath with overhead shower, w/c, wash hand basin.

### Outside

### Front Garden

Off road parking

### Rear Garden

Laid to lawn, patio, external brick built storage housing the boiler.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUN310774](http://connells.co.uk/Property/DUN310774)**

Tenure: Freehold



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