



**Connells**

Morland Close  
Dunstable



## Property Description

\*SOUTH WEST DUNSTABLE LOCATION\*  
\*FOUR BEDROOM DETACHED HOME\*  
\*CUL-DE-SAC\* \*GARAGE AND DRIVEWAY\*  
\*

A four bedroom detached home in an enviable location occupying a mature plot and boasting spacious rooms throughout.

Accommodation comprises to ground floor; entrance hall, lounge, kitchen, second reception area leading to dining room area. The first floor boasts; landing, four goodsized bedrooms and family bathroom. Outside benefits from generous front and rear garden, garage and driveway parking.

The property is ideally located close to a variety of good schools and is within walking distance of the town centre which has an excellent range of shops and social facilities. For the commuter; A5 and M1 links are within close proximity and bus routes also.

An ideal purchase for the modern family - call Connells to arrange your viewing!

## Entrance Hall

Door to front aspect

## Cloakroom

w/c, wash hand basin.

## Lounge

17' 6" x 11' 4" ( 5.33m x 3.45m )

Window to front aspect, radiator, carpet flooring

## Reception room / Dining area

20' 5" x 20' 4" ( 6.22m x 6.20m )

window to rear aspect, doors to side aspect, wooden flooring.

## Kitchen

21' 6" x 9' ( 6.55m x 2.74m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine and dishwasher.

## Landing

shower cubicle

## Bedroom One

12' 7" x 11' 9" ( 3.84m x 3.58m )

window to front aspect, radiator, carpet flooring

## Bedroom Two

15' 6" x 7' 10" ( 4.72m x 2.39m )

window to rear aspect, radiator.

### **Bedroom Three**

12' 9" x 10' ( 3.89m x 3.05m )

window to front aspect, radiator.

### **Bedroom Four**

8' 9" x 7' 6" ( 2.67m x 2.29m )

window to front aspect, radiator.

### **Bathroom**

Window to rear aspect, shower cubical, bath with mixer taps, w/c, wash hand basin.

### **Outside**

#### **Front Garden**

Off road parking

#### **Rear Garden**

laid to lawn, patio, side access









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310839](http://connells.co.uk/Property/DUN310839)**



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