



**Connells**

Crabtree Way  
Dunstable



## Property Description

**\*CENTRAL TOWN LOCATION\* \*OFF ROAD PARKING\* \*THREE RECEPTION ROOM'S\* \*EN-SUITE TO MASTER BEDROOM\***

A wonderful opportunity to own a spacious four bedroom detached home situated in the desirable location of Central Dunstable.

The ground floor accommodation comprises; entrance hall, lounge, open plan kitchen/diner and garage conversion / third reception room and downstairs cloakroom. The first floor features; Four goodsized bedrooms with en-suite to master bedroom and family bathroom. Outside the property benefits from off road parking and a low maintenance rear garden.

What are you waiting for? Call Connells TODAY while this fantastic property is still available!

## Entrance Hall

Door to front aspect

## Cloakroom

Window to side access, w/c, wash hand basin, radiator.

## Lounge

20' 1" x 11' 3" ( 6.12m x 3.43m )

window to front aspect, carpeted flooring, radiator.

## Third Reception Room

11' 6" x 8' 11" ( 3.51m x 2.72m )

window to front aspect, radiator.

## Dining Room

17' 2" x 8' ( 5.23m x 2.44m )

Patio doors leading to rear garden, radiator,

## Kitchen

14' 3" x 13' 4" ( 4.34m x 4.06m )

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

## Bedroom One

window to front aspect, radiator, carpeted flooring.

## En Suite

shower, w/c, wash hand basin.

## Bedroom Two

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

window to rear aspect, radiator, wooden flooring.

## Bedroom Three

10' 4" x 8' 8" ( 3.15m x 2.64m )

window to rear aspect, radiator, carpet flooring

### **Bedroom Four**

9' 10" x 8' 8" ( 3.00m x 2.64m )

Window to front aspect, radiator,

### **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









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/DUN310197](http://connells.co.uk/Property/DUN310197)**



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