



Connells

Drury Lane
Houghton Regis Dunstable



Property Description

* *PRIVATE GATED ENTRANCE* *19FT LOUNGE* *18FT KITCHEN* *X2 EN-SUITES BATHROOMS* *OFF ROAD PARKING* *DOUBLE GARAGE*

A beautifully presented Private gated four bedroom detached family home offering generous accommodation throughout, situated in a highly sought after location - close to local amenities, good schools and fantastic A5-M1 links!

Accommodation comprises; entrance, entrance hall, lounge, dining room, kitchen / diner, conservatory and second bedroom with en-suite to the ground floor. The first floor boasts three good size bedrooms with en-suite to master and family bathroom. Outside, the property boasts off road parking for multiple cars, double garage and a well kept low maintenance front and rear garden.

Local amenities and good schools can be found nearby and for the commuter; M1 Junction 9 is located within close proximity, easily accessible via a short drive on the A5.

call Connells TODAY to arrange your viewing!

Entrance Hall

Doors to front aspect

Lounge

19' 4" x 19' 1" (5.89m x 5.82m)

patio doors to rear aspect, wooden flooring

Dining Room

17' 3" x 19' 1" (5.26m x 5.82m)

window to rear aspect.

Kitchen

18' x 10' 11" (5.49m x 3.33m)

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

Utility Room

5' 10" x 3' 7" (1.78m x 1.09m)

Bedroom One

15' 5" x 13' 2" (4.70m x 4.01m)

window to front aspect, radiator, carpeted flooring.

En Suite

w/c, Shower, wash hand basin.

Bedroom Two

11' 8" x 7' 10" (3.56m x 2.39m)

window to rear aspect, radiator, carpeted flooring.

En Suite

Window to rear aspect, shower cubical w/c,

wash hand basin.

Bedroom Three

10' 3" x 9' 10" (3.12m x 3.00m)

window to front aspect, radiator, carpet flooring

Bedroom Four

10' 2" x 9' 3" (3.10m x 2.82m)

window to rear aspect, carpet flooring

Bathroom

Window to side aspect, free standing bath tub, shower cubical, w/c, wash hand basin, radiator.

Outside

Front Garden

Double garage, off road parking

Rear Garden

Artificial grass, patio, gated accesses









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN310967



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN310967 - 0002