



**Connells**

Colosseum Drive  
Houghton Regis Dunstable



## Property Description

\*SHOW HOME CONDITION\* \*EV POWER POINT\* \*EN-SUITE TO MASTER\* \*DRESSING ROOM\* \*GARAGE & DRIVEWAY\*

Situated on the outskirts of Dunstable, lies this stunning show home condition four-bedroom semi-detached offering ample living space over three floors.

Accommodation comprises of ground floor; entrance hallway, cloakroom, living room with french doors to rear, kitchen/diner with dual aspect windows. First floor; landing, bedroom two, bedroom three, bedrooms four along with a modern family bathroom. Second Floor; master bedroom with En-Suite and dressing area with bespoke fitted wardrobes.

This home further boasts front and rear gardens, a garage with power and lights, driveway parking for a minimum of two vehicles, an EV point and is only within minutes' drive from J11a of the M1.

Viewings come highly recommended, call Connells now for more information and to book a viewing.

## Entrance

## Entrance Hall

Door to front, radiator to side.

## Cloakroom

Tiled flooring, wash hand basin and toilet. Partically wall tiled.

## Lounge

15' 2" x 12' 1" ( 4.62m x 3.68m )

Carpeted Flooring, french doors to rear garden.

## Kitchen/Diner

16' 3" x 7' 11" ( 4.95m x 2.41m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Electric oven. Extractor fan. Integrated appliances. Tiled flooring. Radiator. Double glazed window to front and side.

## Landing

## Bedroom One

15' 5" x 12' 6" ( 4.70m x 3.81m )

Double glazed window to front. Double glazed velux window to side. Radiator. Carpeted flooring. Access to dressing room.

## Dressing Room

11' 9" x 3' 7" ( 3.58m x 1.09m )

Double glazed window to side.

## Ensuite

Fitted with low level wc. Wash hand basin. Shower. Heated towel rad. Fully tiled. Double glazed window to rear.



## Bedroom Two

12' 11" x 8' 6" ( 3.94m x 2.59m )

Double glazed window to rear. Radiator.  
Carpeted Flooring. Fitted wardrobe.

## Bedroom Three

12' 11" x 8' 6" ( 3.94m x 2.59m )

Double glazed window to front. Radiator.  
Carpeted Flooring. .

## Bedroom Four

9' 3" x 6' 7" ( 2.82m x 2.01m )

Double glazed window to rear. Radiator.  
Carpeted Flooring. .

## Bathroom

Fitted with low level wc. Wash ahnd basin.  
Bath with shower attachment. Heated towel  
rad. Fully tiled. Double glazed window to  
front.

## Outside

### Front Garden

Laid to lawn. Shrubs.

### Rear Garden

Paved patio area. Laid to lawn. Power supply.  
Water tap.

## Parking

## Outbuilding

Door to front and side. Laminate flooring.  
Power and light.









To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: B**

**view this property online [connells.co.uk/Property/DUN311138](https://connells.co.uk/Property/DUN311138)**

Tenure: Freehold



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