



**Connells**

Gressingham Meadow  
Houghton Regis Dunstable



## Property Description

\*MODERN DEVELOPMENT\* \*23 FT  
MASTER BEDROOM W/EN-SUITE\* \* CAR  
PORT\* \* GOODSIZE REAR GARDEN\*

Enjoy living in this exceptionally well presented extended three bedroom home located within a popular and modern development in Houghton Regis - ideally situated to provide fantastic A5 and M1 links, close to nearby schools and local amenities!

Arranged over three floors, accommodation comprises; entrance hall, study, cloakroom, extended Kitchen / Diner with bi-fold doors leading to rear garden. The first floor comprises; bedroom two and three with family bathroom. The second floor comprises: Master bedroom with en-suite. Outside boasts off road parking / car port with a goodsize rear garden.

This home is situated at the back of the development with beautiful countryside views.

Call to arrange your viewing Today..

## Entrance Hall

Door to front aspect

## Study

Window to front aspect, space for washing machine and tumble dryer

## Cloakroom

W/c, wash hand basin

## Kitchen / Diner / Lounge

13' 4" x 26' 1" ( 4.06m x 7.95m )

Newly fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, integrated fridge and freezer, bi-fold doors leading to rear garden

## Bedroom One

10' 6" x 12' 6" ( 3.20m x 3.81m )

Window to front aspect, carpet flooring, radiator

## En Suite

Shower cubical, w/c, wash hand basin

## Bedroom Two

12' 3" x 13' 11" ( 3.73m x 4.24m )

Window to rear aspect, radiator, carpet flooring.

## Bedroom Three

9' 8" x 7' 11" ( 2.95m x 2.41m )

Window to front aspect, radiator, carpet flooring.

## Bathroom

bath with overhead shower, w/c, wash hand basin, extractor fan.

## Outside

### Front Garden

Car port and off road parking with electric car charging port to the side aspect

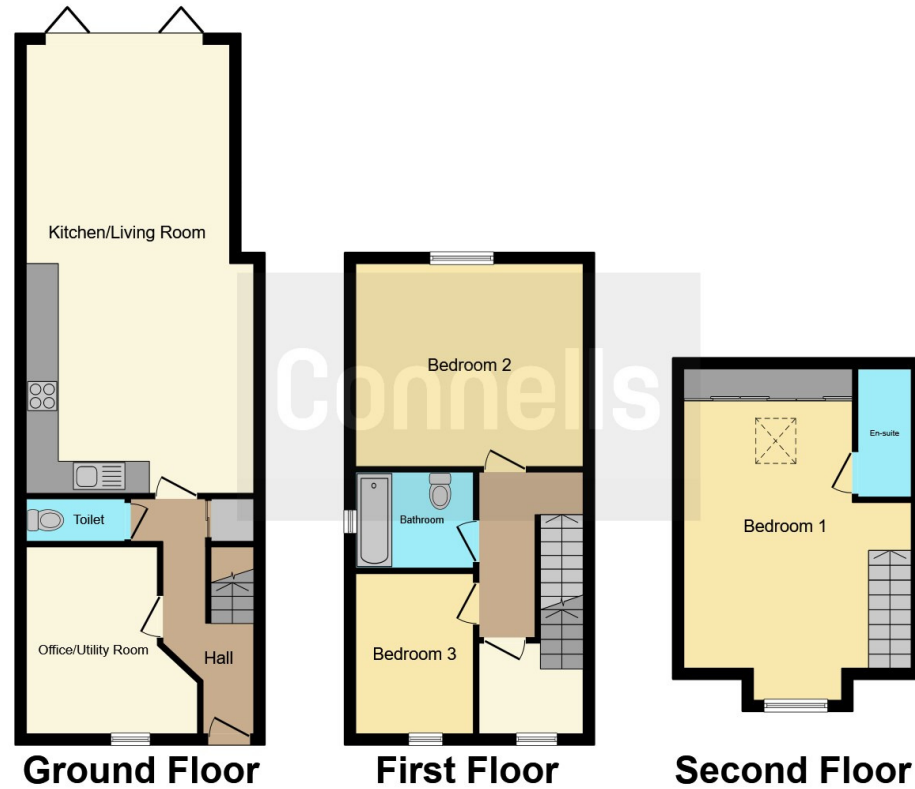
### Rear Garden

patio, laid to lawn, two electric outlets located top and bottom of rear garden, shed with power and lights.









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](http://www.focalagent.com)

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/DUN311258](http://connells.co.uk/Property/DUN311258)**

Tenure: Freehold



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