



Connells

Aylesbury Drive
Houghton Regis Dunstable

Aylesbury Drive Houghton Regis Dunstable LU5 6FX

for sale offers in excess of
£500,000



Property Description

MODERN DEVELOPMENT**FOUR BEDROOM DETACHED PROPERTY* * MASTER BEDROOM WITH EN-SUITE* *GARAGE AND OFF ROAD PARKING *GOODSIZE REAR GARDEN**STUDY**CLOAKROOM

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

Accommodation comprises; entrance hall, lounge, utility room, living room, kitchen/diner, study and downstairs cloakroom. The first floor comprises four goodsize bedrooms with en-suite to master bedroom and a family bathroom. Outside boasts front and rear garden, garage and off road parking.

Call to arrange your viewing Today.

Entrance Hall

Carpeted flooring, radiator and storage.

Study

8' 8" x 6' 10" (2.64m x 2.08m)

Carpeted flooring, double glazed window to front aspect and radiator.

Lounge

15' 6" x 12' 9" (4.72m x 3.89m)

Carpeted flooring, double glazed window to front aspect and radiator.

Kitchen/Diner

10' 6" x 26' 7" (3.20m x 8.10m)

Laminated flooring, fitted kitchen, wall and base units, double glazed window to rear aspect, double glazed french doors leading to rear garden, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, integrated fridge and freezer, integrated dishwasher.

Cloakroom

Laminate flooring, double glazed window to side aspect, integrated washing machine and dryer, WC, wash hand basin.

Landing

Carpeted flooring, radiator and storage.

Bedroom One

10' 3" x 10' (3.12m x 3.05m)

Carpeted flooring, double glazed window to front aspect, radiator and built in wardrobe.

En-Suite

Laminated flooring, double glazed window to front aspect, double shower, wash hand basin, WC, radiator.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Carpeted flooring, double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Three

10' x 9' (3.05m x 2.74m)

Carpeted flooring, double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom Four

10' 10" x 10' 1" Max (3.30m x 3.07m Max)

Carpeted flooring, double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, partially tiled walls, bath tub with shower head, wash hand basin, towel rail, WC, spotlights.

Outside

Rear Garden

Access to garage, patio, laid to lawn.

Garage

Driveway

In front of the garage.









EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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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.

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