





# Brierley Close Dunstable LU6 3NB

for sale guide price  
**£650,000**



## Property Description

\*SOUTH WEST DUNSTABLE\* \*EN-SUITE TO MASTER BEDROOM\* \*HEAVILY EXTENDED\* \* GARAGE AND OFF ROAD PARKING\*

This four bedroom heavily extended detached home offering generous accommodation throughout, situated in a highly sought after location - close to good schools and excellent A5-M1 links!

Accommodation comprises to ground floor; entrance hall, downstairs cloakroom, lounge, utility room, kitchen/diner with sky light and access to rear garden. The first floor boasts four good size bedrooms with en-suite to master bedroom and family bathroom. Outside, the property benefits from garage, off road parking and a well kept rear garden with including patio and lawn area leading to an outbuilding with benefits from power, lights and under floor heating.

Could this be the family home you have been searching for all this time?! Call Connells today to arrange your viewing and see for yourself!

## Entrance Hall

Door to front aspect, wooden floor, cloak area.

## Cloakroom

w/c, wash hand basin

## Lounge

24' 1" x 9' 11" ( 7.34m x 3.02m )

Window to front aspect, radiator, wooden flooring and patio doors to rear.

## Kitchen

22' 1" x 10' 1" ( 6.73m x 3.07m )

Double glazed window to rear aspect, fitted kitchen, wall and base units, work surface, sink with drainer, Range Cooker dishwasher, fridge freezer.

## Utility Room

11' 10" x 8' 8" ( 3.61m x 2.64m )

Space for washing machine, tumble dryer,

## Landing

## Bedroom One

17' 8" x 9' 7" ( 5.38m x 2.92m )

Window to front aspect, radiator, carpet flooring

## En-Suite

window to rear, fully tiled, Shower cubical, w/c and wash hand basin

## Bedroom Two

14' 2" x 10' 6" ( 4.32m x 3.20m )

Window to front aspect, radiator, carpet flooring



### Bedroom Three

9' 11" x 10' 2" ( 3.02m x 3.10m )

Window to rear aspect, radiator, carpet flooring

### Bedroom Four

8' 11" x 10' ( 2.72m x 3.05m )

Window to front aspect, radiator, carpet flooring

### Bathroom

Bath with overhead shower, w/c, wash hand basin

### Outside

### Front Garden

Off road parking

### Rear Garden

Patio, laid to lawn, outbuilding













EPC Rating: Awaited  
Council Tax Band: E

Tenure: Freehold

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