



Abacot Grove

Houghton Regis Dunstable LU5 6GE

for sale offers in excess of
£400,000



Property Description

*FOUR BEDROOMS SEMI-
DETACHED**SMALL UTILITY**17 FT
KITCHEN / DINER* *MODERN
DEVELOPMENT* *OFF ROAD
PARKING/GARAGE* *EN-SUITE TO
MASTER*

Enjoy living in this spacious four bedroom family home situated in a modern development in Houghton Regis - ideally located close to A5 and M1 commuter links!

Well presented throughout, accommodation comprises; entrance hall, cloakroom, lounge, dining room, and fully fitted kitchen. The first floor boasts four bedrooms, en-suite to master and family bathroom. Outside benefits from front garden and rear gardens with off road parking and garage to the side.

The home combines high quality fixtures and fittings with versatile living spaces, encompassing all the luxury required by today's modern families - call to arrange your viewing!

Entrance Hall

Laminate flooring, storage and radiator

Cloakroom

Tiled flooring, WC, wash hand basin, radiator.

Lounge

14' 4" x 10' 5" (4.37m x 3.17m)

Double glazed window to front and side aspect, laminate flooring,TV point, radiator,

Kitchen/Dining

10' x 17' 6" (3.05m x 5.33m)

Double glazed window to rear aspect, french doors to garden, laminate flooring, fitted kitchen, wall and base units, one and a half bowl sink and drainer, work surfaces, integrated oven/grill and integrated microwave, hob with cooker-hood, integrated fridge freezer.

Utility Room

4' x 5' 1" (1.22m x 1.55m)

Washing machine, wall units

Landing

Carpeted flooring, radiator

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

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

En-Suite

Double glazed window to side aspect, tiled flooring and walls, wash hand basin, WC, double shower.

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

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

Bedroom Three

10' 6" x 6' 11" (3.20m x 2.11m)

Carpeted flooring, double glazed window to rear aspect and radiator

Bedroom Four

7' 4" x 3' 1" (2.24m x 0.94m)

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

Bathroom

Tiled flooring and part tiled walls, bath with shower head , wash hand basin, WC, radiator.

Outside

Driveway, garage

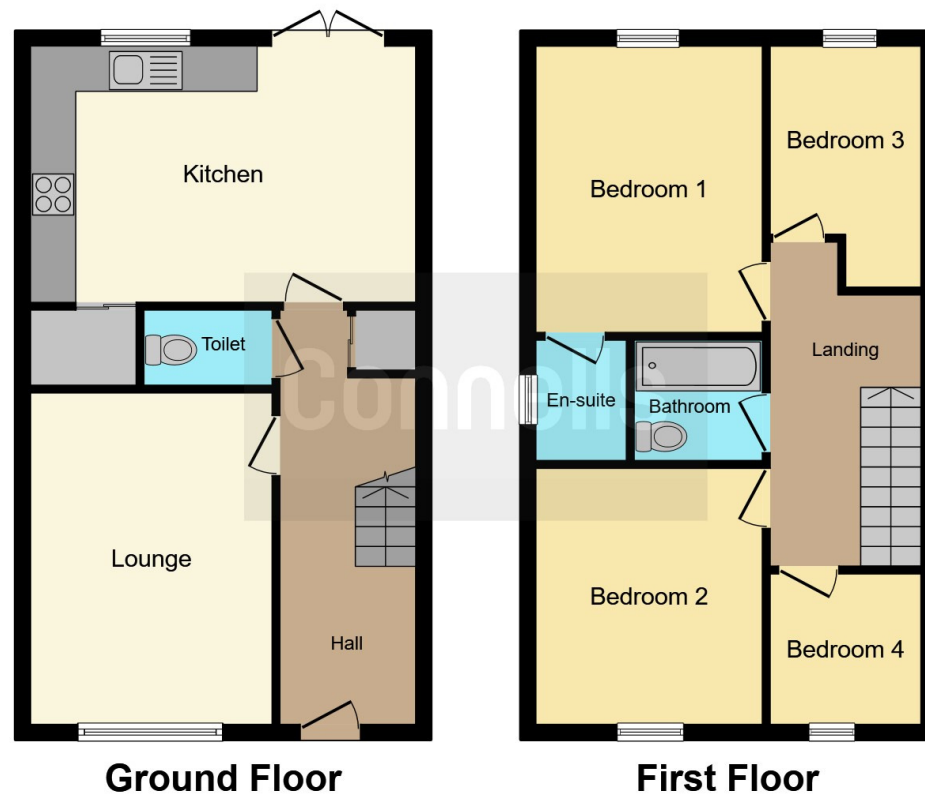
Rear Garden

Landscaped lawn, patio









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
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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