



# Cartmel Drive Dunstable LU6 3PT

for sale offers in excess of  
**£450,000**



## Property Description

**\*SOUTH WEST DUNSTABLE\* \*LOUNGE / DINER\* \* NO UPPER CHAIN\* \*OFF ROAD PARKING\* \*GARAGE\* \* EXCELLENT SCHOOLING CATCHMENTS\***

A spacious three bedroom semi-detached home situated on a sought after road of South West Dunstable situated close to local amenities, convenient A5-M1 commuter access and excellent schools!

Accommodation comprises; entrance hall, downstairs cloakroom, lounge/ diner, kitchen, utility room, study, built in sauna room and downstairs wet room. The first floor comprises; landing, three goodsize bedrooms and family bathroom. Outside, the home boasts front and rear garden with garage and off road parking to the front.

Call today to arrange your viewing!!

## Entrance Hall

Doors to front aspect

## Cloakroom

Wash hand basin, WC

## Lounge

10' 3" x 9' 5" ( 3.12m x 2.87m )

Window to front aspect, radiator, carpet flooring.

## Dining Room

9' 10" x 11' ( 3.00m x 3.35m )

Patio doors leading to rear garden

## Kitchen

11' 7" x 7' 1" ( 3.53m x 2.16m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, space for oven and hob, space for fridge and freezer, space for washing machine.

## Landing

## Bedroom One

11' 10" x 12' ( 3.61m x 3.66m )

Window to front aspect, radiator,

## Bedroom Two

9' 5" x 10' 8" ( 2.87m x 3.25m )

Window to rear aspect, carpet flooring

## Bedroom Three

7' 7" x 8' 7" ( 2.31m x 2.62m )

Window to front aspect, radiator,

## Bathroom

Window to front aspect, bath with overhead shower, WC, wash hand basin.

## Outside

## Front Garden

Off road parking

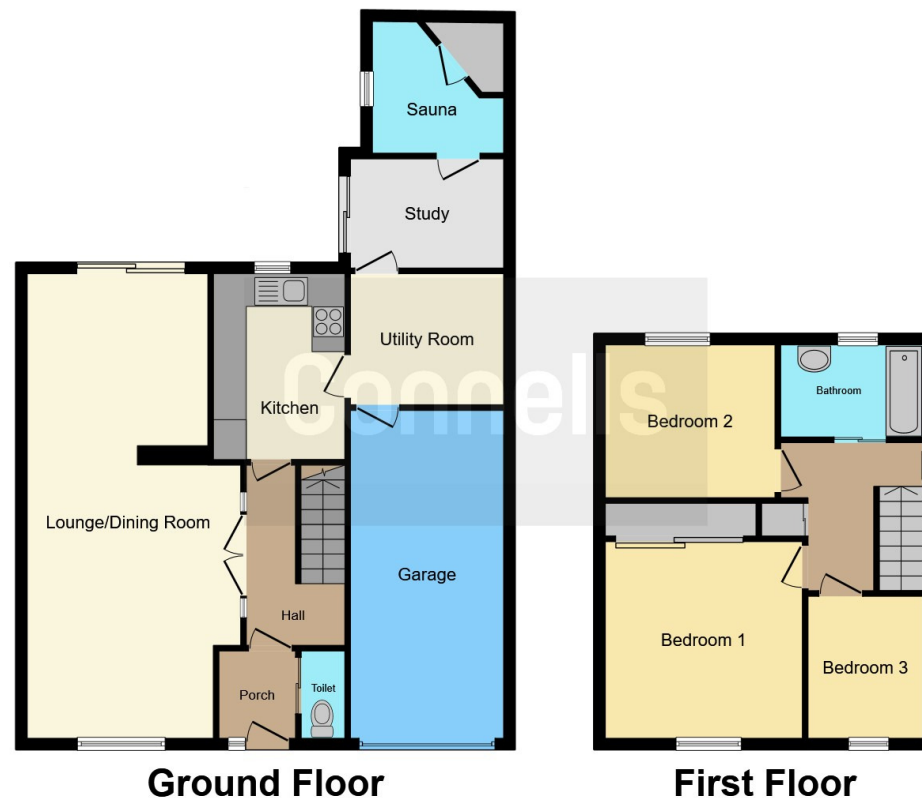
## Rear Garden

Patio, laid to lawn









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

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19 High Street North  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: DUN311865 - 0005