



Connells

Fauna Field
DUNSTABLE



Property Description

* *CENTRAL TOWN LOCATION* * FOUR BEDROOMS* *GROUND FLOOR CLOAKROOM* *OFF ROAD PARKING*

A fantastic opportunity to purchase a well presented and spacious three bedroom end-terrace family home in Central Dunstable!

Arranged over three floors, internally this property offers all the perks of modern living and comprises; entrance hall, downstairs cloakroom, kitchen / diner. The first floor comprises; landing, three goodsize bedrooms and family bathroom. The Second floor comprises; dual aspect master bedroom. Outside boasts off road parking and a low maintenance rear garden.

Situated in a popular development in Central Dunstable - close to the Guided Busway providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway. The home is also conveniently located close to local schools, amenities and M1 Junction 11 and 11a.

Call Connells to arrange your viewing!

Entrance Hall

Stairs to first floor.

Cloakroom

WC, wash hand basin, laminate flooring.

Lounge

Window to rear aspect, double glazed doors to rear aspect, laminate flooring.

Kitchen

Fitted kitchen, wall and base units, work surfaces, integrated oven and hob, space for washing machine and fridge freezer, dining area, window to side aspect, laminate flooring.

Landing

Stairs from hallway.

Bedroom One

window to side aspect, skylight window, laminate flooring.

En Suite

Shower cubicle, WC, wash hand basin, laminate flooring, window to side aspect.

Bedroom Two

Laminate flooring, window to side aspect.

Bedroom Three

Laminate flooring, window to side aspect.

Bedroom Four

Window to rear aspect, laminate flooring.

Bathroom

WC, wash hand basin, bath with overhead shower, laminate flooring.

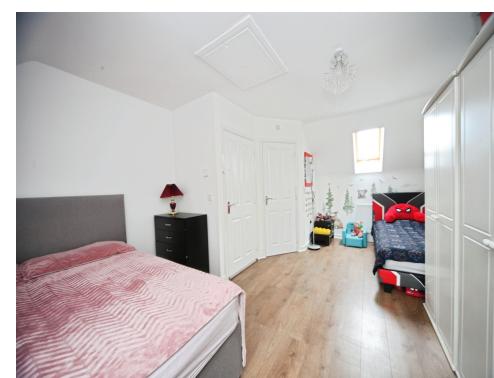
Outside

Front Garden

Driveway parking.

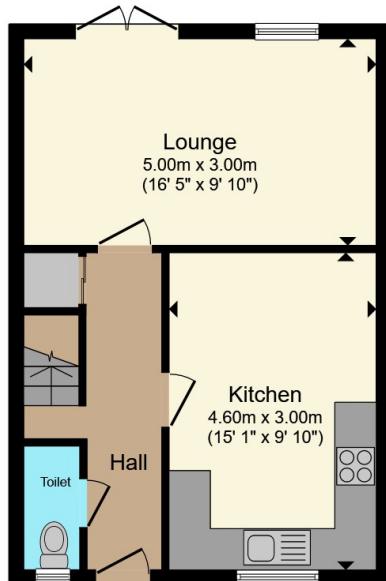
Rear Garden

Laid to lawn, shed, outhouse.

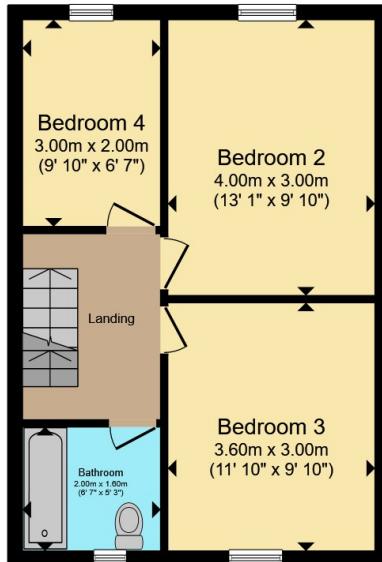




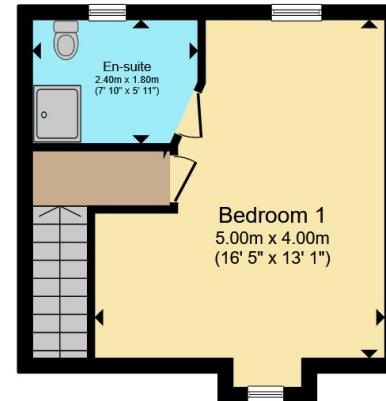




Ground Floor



First Floor



Second Floor

Total floor area 104.0 m² (1,119 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311355



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311355 - 0003