



Connells

East Hill Road
Houghton Regis Dunstable



Property Description

DETACHED FAMILY HOME *GARAGE & DRIVEWAY* *UTILITY ROOM* *W/C* *LOW MAINTAINENCE REAR GARDEN*

A rare opportunity has become available to purchase this three bedroom detached home which offers a fantastic array of living accommodation.

This home comprises of ground floor; entrance porch leading to the spacious hallway, 16ft lounge with feature fireplace, dining room, kitchen, utility room which grants access to the garage, W/C and walk in cupboard housing further white goods lastly a conservatory with french doors leading to the low maintenance rear garden. First floor comprises; bright landing with access to three good size bedrooms and a modern shower room.

The home is ideally situated close to local amenities and a variety of schools along with convenient access to the new A505 link road and junction 11a of the M1.

Ideally suited to a growing family looking for a generous array of living. Viewings come highly recommended, call Connells now for more information and to book a viewing.

Entrance Porch

Front door to front. laminated flooring, door to utility, door to hall.

Entrance Hall

Window to front aspect, laminated flooring.

Cloakroom

Off utility room, wash hand basin, toilet, tiled flooring.

Lounge

16' x 11' 10" (4.88m x 3.61m)

Window to front aspect, laminated flooring, feature fireplace.

Dining Room

7' 10" x 7' 10" (2.39m x 2.39m)

Patio doors to conservatory, laminated flooring.

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Window to rear aspect, tiled flooring.

Utility Room

18' 8" x 6' 5" (5.69m x 1.96m)

L shaped room, laminate flooring, garage off utility, walk in cupboard housing washing machine and tumble dryer.

Conservatory

Windows to rear aspect, french doors to rear garden, tiled flooring.

Landing

Window to side aspect, carpeted flooring.

Bedroom One

12' 10" x 11' 11" (3.91m x 3.63m)

Window to front aspect, laminated flooring,

Bedroom Two

11' 2" x 9' (3.40m x 2.74m)

Window to rear aspect, carpeted flooring,
boiler in cupboard,

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Window to rear aspect, laminated flooring.

Bathroom

Window to front aspect, laminated flooring, 3
piece suite, stand alone shower, wash hand
basin, toilet. heated towel rad.

Rear Garden

Artificial turf, laid patio slabs, decking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN310175



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