



**Connells**

Sowerby Avenue  
Luton



## Property Description

Connells Stopsley bring to the market a spacious three bedroom detached property located along the popular Sowerby Avenue. The property briefly comprises an entrance porch, hallway, lounge/diner, kitchen/utility area, study room and conservatory. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from a laid to lawn garden, garage and driveway for multiple cars.

Sowerby Avenue is within walking distance to all local amenities. Located within the Putteridge School catchment area and with fantastic transport links throughout Stopsley and Luton and just a short drive from the M1 and Luton Parkway Stations The property is a must view. Call our Stopsley office on 01582 737069 to arrange your viewing.

## Entrance Hall

Double glazed door to front. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Fully tiled. Double glazed window to side.

## Study

10' 1" x 6' 1" ( 3.07m x 1.85m )  
Double glazed window to front. Radiator.

## Lounge

21' 11" x 12' 9" ( 6.68m x 3.89m )  
Double glazed window to front. TV point. Telephone point. Gas Fire. Radiator. Double glazed patio doors to rear,

## Kitchen

11' 9" x 17' 4" ( 3.58m x 5.28m )  
Fitted with wall and base units. Stainless steel sink drainer. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Radiator. Double glazed window to rear.

## Conservatory

11' x 10' 6" ( 3.35m x 3.20m )  
Brick base. UPVC windows to side and rear. Double glazed patio doors to side.

## Landing

Double glazed window to front. Loft access. Loft ladder.

## Bedroom One

11' 6" x 11' 4" + wardrobe ( 3.51m x 3.45m + wardrobe )  
Double glazed window to rear. TV point. Built in wardrobe. Radiator.

## Bedroom Two

10' 9" x 12' 4" ( 3.28m x 3.76m )  
Double glazed window to rear. TV point. Built in wardrobe. Radiator.

## Bedroom Three

11' 2" x 7' 3" + wardrobe ( 3.40m x 2.21m + wardrobe )

Double glazed window to front. Built in wardrobe. Radiator.

## Bathroom

Fitted with bath with mixer taps and shower attachment. Wash hand basin. Fully tiled. Double glazed window to front.

WC:

Fitted with low level wc. Radiator. Double glazed window to side.

## Outside

### Front Garden

Block paved driveway for multiple cars.

### Rear Garden

Paved patio area. Laid to lawn. Decking area. Hot tub.

## Garage









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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307458](http://connells.co.uk/Property/STP307458)**

Tenure: Freehold



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