





Property Description

Connells Stopsley present a RARELY AVAILABLE four bedroom detached property located in the sought after Wigmore area. Emmer Green briefly comprises an entrance hall, cloakroom with additional shower, 23 FT lounge, a vast extension offers an open plan kitchen/diner, utility area and also double garage. The upper floor contains four spacious bedrooms, the master bedroom being complete with an ensuite and a beautiful family bathroom suite. Externally the property benefits from a laid to lawn front garden with off street parking. The rear garden is a blend of patio, laid to lawn and decking areas.

Emmer Green is a desirable close located in the ever popular Wigmore area of Luton. Ideally just 2 miles from Luton Airport and Airport Parkway mainline train station, shops and other local amenities are all within walking distance. Great schooling is provided nearby from Wigmore Primary and Queen Elizabeth High School.

window to front.

Lounge

23' 2" x 11' 10" (7.06m x 3.61m)

Double glazed window to front. Radiator. TV point. Telephone point.

Dining Room

10' 1" x 28' 9" (3.07m x 8.76m)

Fitted with wall and base units. Sink drainer. Integrated appliances. Double glazed window and patio doors to rear. Double glazed velux to rear. Radiator. Under floor heating.

Kitchen

15' 6" x 10' 1" (4.72m x 3.07m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric induction hob. Steam oven. Cooker hood. Integrated appliances.

Landing

Loft access.

Bedroom One

10' 9" x 15' 1" (3.28m x 4.60m)

Double glazed window to rear. Fitted wardrobes. Radiator. TV point. Telephone point.

En Suite

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Partly tiled. Radiator. Double glazed window

Entrance Hall

Double glazed window and door to front. Double glazed window to side. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Double glazed

to front.

Bedroom Two

8' 5" x 12' 3" (2.57m x 3.73m)

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

Bedroom Three

10' 5" x 8' 7" max (3.17m x 2.62m max)

Double glazed window to rear, Radiator. Fitted wardrobes.

Bedroom Four

8' 9" x 7' 5" (2.67m x 2.26m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Walk in shower. Extractor fan. Fully tiled. Radiator. Double glazed window to front.

Outside

Front Garden

Paved walkway to entrance. Laid to lawn.

Rear Garden

Patio area. Decking. Laid to lawn.

Garage

Double garage. Electric doors. Power & Light.

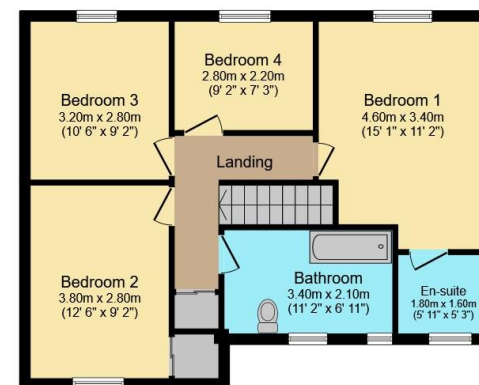








Ground Floor



First Floor

Total floor area 186.1 m² (2,004 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

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STP308240



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