



**Connells**

Ryecroft Way  
Luton



### Property Description

GUIDE PRICE- £450,000-£475,000-Connells Stopsley Bring To The Market A Rarely Available Four Bedroom Detached Chalet Bungalow In The Sought After Stopsley Village Location. Offering Huge Extension Potential STPP, Ryecroft Way Is Truly Unique To The Road And Internal Viewings Are Advised.

Ryecroft Way is located in the popular area of 'Stopsley Village'. Ideally located within walking distance to where all local amenities can be found. Inspire leisure centre, Junction 10 of the M1 motorway, London Luton airport & Luton Airport Parkway train station are a short distance away. Benefiting also from fantastic local transport links via local bus stops.

### Ground Floor

#### Entrance Hall

Double glaze door to front, telephone point

#### Lounge/diner

26' 8" x 10' 10" ( 8.13m x 3.30m )

Double glazed window to front, radiator, tv point, coal fire place, wooden door to rear

#### Bedroom 4/study/playroom

13' 6" x 8' 1" ( 4.11m x 2.46m )

Double glazed patio doors to rear, double glazed window to side. radiator

#### Kitchen

17' 7" x 10' 5" ( 5.36m x 3.17m )

Fitted kitchen comprises of; a range of wall/base units, work surfaces, sink/drainage unit, double glazed window side and rear, double glazed door to side, plumbing for washing machine, integrated dishwasher, cooker hood, gas hob, gas oven, space for fridge/freezer

#### Snug

10' 11" x 9' 4" ( 3.33m x 2.84m )

Double glazed patio door and window to side, radiator

#### Bedroom 3

14' 7" x 10' 6" ( 4.45m x 3.20m )

Double glazed window to front, radiator

#### Bathroom

Comprise of; Bath with mixer taps, shower cubicle, WC, wash hand basin, shaver point, fully tiled, double glazed window to rear

### First Floor

Stairs from hall

#### Bedroom 1

17' 8" x 15' 11" ( 5.38m x 4.85m )

Double glazed window to side and rear, radiator, TV point, loft access

#### En Suite

Comprise of; Shower, WC, wash hand basin, extractor fan

#### Bedroom 2

11' 8" into bay x 10' 11" ( 3.56m into bay x 3.33m )

Double glazed window to front and side, radiator

## Outside

### Front Garden

Laid to lawn

### Rear Garden

Patio area, laid to lawn area, greenhouse, pond, electric opening gates to rear, off street parking to rear

### Garage

Up and over door, power and light





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**

**view this property online [connells.co.uk/Property/STP306804](http://connells.co.uk/Property/STP306804)**

Tenure: Freehold



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