



Connells

Rockfield Drive
Luton



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Property Description

Rockfield Drive comprises an entrance hall which leads into the lounge to the front of the property and takes you down to the downstairs WC (including a modern automatic toilet and ambient sink). The stunning open plan kitchen/diner is located at the rear of the property with double patio doors leading into the rear garden.

The kitchen/diner is of a generous size and consists of plenty of worktop and cupboard space as well as additional features of a water filter, cooker tap (boiling water tap) and an in-sink food disposal. The Dekton worktops are of the highest quality and the finish throughout the kitchen is stunning. There is also a convenient utility area accessed through the kitchen, providing extra space for washing machines and any other white goods. The private rear garden is accessed through the patio doors in the kitchen and is of a lovely size in proportion to the home. The garden provides plenty of privacy and also offers a lovely patio space, set up with a gazebo and outdoor furniture - perfect for hosting and entertaining.

The first floor compromises a generous landing which leads to the four sizeable bedrooms and luxurious family bathroom. The master bedroom is of a great size and also benefits from an ensuite. The bathroom has been done to an exceptional standard featuring underfloor heating, mood/ambient lighting, automatic toilet and finally the main attraction - the stunning free standing Jacuzzi bathtub.

Entrance Hall

Door to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Part tiled. Extractor fan. Radiator.

Lounge

15' 9" x 11' 2" (4.80m x 3.40m)
Double glazed window to front aspect.
Television point. Radiator.

Kitchen/Diner

17' 7" x 12' 5" (5.36m x 3.78m)
Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with food dispenser and hot/cold water dispenser. Space for a fridge/freezer. Television point. Integrated dishwasher. Gas hob with electric oven and cooker hood over. Air conditioning unit.

Utility Room

7' 6" x 5' 10" (2.29m x 1.78m)
Wall and base units incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine/dryer. Radiator.

First Floor Landing

Loft access with loft ladder, fully boarded and light.

Bedroom One

16' 6" x 10' 5" (5.03m x 3.17m)
Double glazed window to front aspect.
Television point. Radiator.

En Suite

Suite comprising shower cubicle with electric shower, wash hand basin and low level wc.
Extractor fan. Part tiled. Radiator.

Bedroom Two

11' 4" x 6' 10" (3.45m x 2.08m)
Double glazed window to front aspect.
Radiator.

Bedroom Three

10' 10" x 10' 2" (3.30m x 3.10m)
Double glazed window to rear aspect.
Television point. Radiator.

Bedroom Four

11' 2" x 6' 5" (3.40m x 1.96m)
Double glazed window to rear aspect.
Radiator.

Bathroom

Suite comprising Jacuzzi bath with mixer taps, wash hand basin and low level wc.
Extractor fan. Under floor heating.

Front Garden

Laid to lawn with a patio area. Off road parking. Electric car charging point.

Rear Garden

Laid to lawn with a patio area.

Garage

Single garage with electric door. Power and light supply.





To view this property please contact Connells on

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EPC Rating: B

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Tenure: Freehold



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