



Connells

Dagnall Road
Edlesborough Dunstable

Dagnall Road Edlesborough Dunstable LU6 2EF

for sale guide price
£400,000



Property Description

This delightful 2-bedroom end-terrace character home is set on the edge of Edlesborough, offering a unique blend of village charm, countryside views, and versatile outside space. From the property you can enjoy far-reaching vistas across the Chiltern Hills, including the iconic Ivinghoe Beacon and Whipsnade White Lion.

Inside, the accommodation includes a welcoming kitchen, a comfortable lounge, and a light-filled conservatory overlooking the garden. Upstairs are two well-proportioned bedrooms served by a stylish modern family bathroom.

Externally, the home is equally impressive. There are both front and rear gardens, a driveway with space for three cars, and two garages. The first sits within a nearby block, while the second is a substantial detached garage/workshop built by the current owner. This excellent space is ideal for storage, hobbies, trades, or classic car enthusiasts, offering a rare opportunity to enjoy a workshop of this size in such a sought-after location.

Situated in a peaceful semi-rural position on the edge of Edlesborough, yet within easy reach of village amenities and transport links, this property combines character, practicality and countryside living.

Early viewing is highly recommended - call us today to arrange your appointment.

Entrance Hall

Radiator. Wooden flooring.

Lounge

11' 6" x 13' 4" (3.51m x 4.06m)

French doors to conservatory. Dual fuel log burner. Radiator. Carpeted flooring.

Kitchen

9' 2" x 16' 5" (2.79m x 5.00m)

Windows. Fitted kitchen with walls and base units. Work surfaces with tiled splashback. Tiled walls. Plumbing for dishwasher. Plumbing for washing machine. Induction hob with cookerhood over. Double radiator. Oven & grill. Belfast sink. Space for fridge freezer. Tiled flooring.

Conservatory

11' 6" x 11' (3.51m x 3.35m)

Brick built base with UPVC windows. French doors to garden.

Landing

Window. Carpeted flooring.

Bedroom One

11' 8" x 11' 6" to wardrobes (3.56m x 3.51m to wardrobes)

Window. Radiator. Storage. Fitted mirrored wardrobes. Wooden flooring.

Bedroom Two

9' 3" x 10' max (2.82m x 3.05m max)

Window. Radiator. Wooden flooring.

Bathroom

Window. Wash hand basin in vanity unit. WC.
P shape bath with shower over & glass shower screen Fully tiled walls. Radiator. Wooden flooring.

Outside

Front Garden

Block paved area for parking. Wooden panelled fencing and gate.

Rear Garden

Mainly laid to lawn. Mature bushes & shrubs. Patio area. LPG tank & smart water sewage system at the very rear of the garden. Wooden panelled fencing to borders.

Work Shop

Electric roller door. Double glazed windows to front & rear. Inspection pit. Light. Power. Block paved parking space to front. Loft space with double glazed window. Boarded perfect for storage with power.

Separate Garage En-Bloc

Side hinged garage doors. New roof.

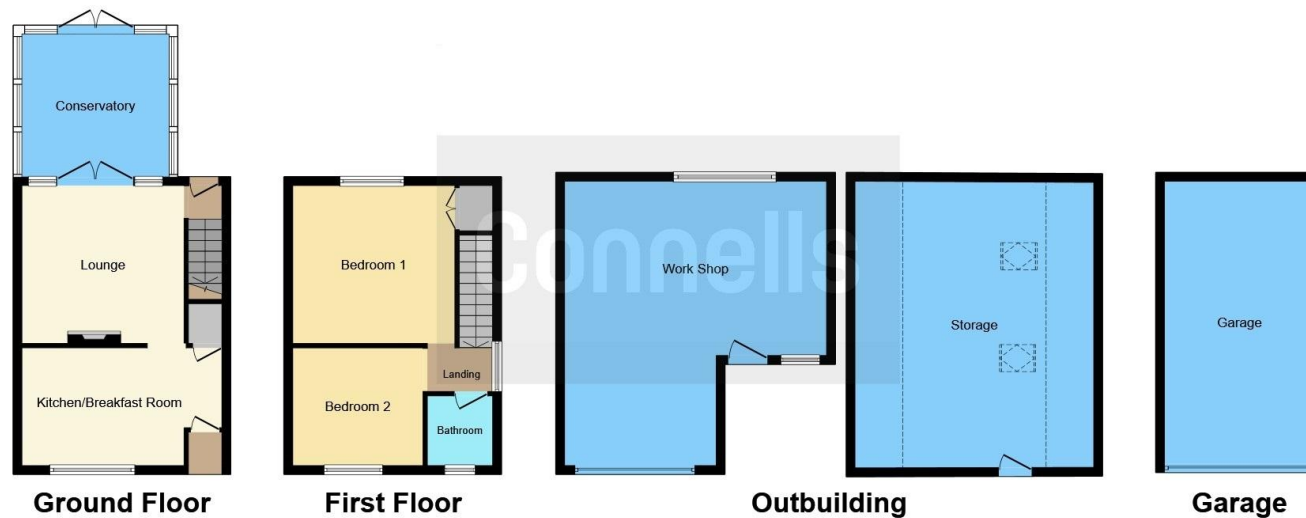
Agents Note

4kw Solar panel system with F.I.T. payments.









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

To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311357



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