



Connells

Dunstable Road
Caddington Luton



Property Description

Located in the popular and sought after village of Caddington, is this detached family home which offers well planned and spacious living accommodation throughout and is presented in turnkey condition only a few minutes' walk into the village centre. This beautiful home comprises of a ground floor cloakroom, 22 ft lounge, separate dining room overlooking the rear garden, modern fitted kitchen with tiled Karndean flooring, four bedrooms and luxury four-piece family bathroom with freestanding claw footed bath. Outside there is a block paved driveway giving off road parking for several vehicles leading to a attached garage with electric door and alarm, gated side access to the southeast facing formal rear garden.

Entrance Hallway

5' 10" x 3' 4" (1.78m x 1.02m)

Radiator, window to side, laminate flooring.

Cloakroom

5' 2" x 2' 9" (1.57m x 0.84m)

Modern suite comprising of a low flush w/c, wash basin, part tiled walls, window to front, laminate flooring.

Lounge

22' 3" x 13' 2" Max (6.78m x 4.01m Max)

Laminate flooring, built in fireplace with gas fire, window to front with custom made Venetian style shutters, two covered radiators, double doors to Dining Room.

Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)

Laminate flooring, window and French doors to rear garden, radiator.

Kitchen

13' x 9' 10" (3.96m x 3.00m)

Fitted with an abundance of built in wall and base units with complimentary quartz worktops incorporating a butler sink, built in induction hob with extractor over, built in electric oven, space for fridge/freezer, washing machine and dishwasher. Door to side, two windows to rear, tiled splashbacks, tiled Karndean flooring.

First Floor Landing

Hatch to fully boarded loft, combi boiler situated in loft.

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Window to front with custom made wooden blinds, radiator, built in cupboard.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Window to front with custom made wooden blinds, radiator.

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

Window to rear, radiator.

Bedroom Four

9' 10" x 7' (3.00m x 2.13m)

Window to rear, radiator.

Luxury Bathroom

8' 11" x 5' 9" (2.72m x 1.75m)

Beautifully fitted with a freestanding claw footed bath with mixer taps and shower attachment, low flush w/c, corner shower cubicle, wash basin, Victorian style heated towel rail, laminate flooring, part tiled walls, window to rear.

Outside

The property is approached via a private block paved driveway giving off road parking for several vehicles, stone filled flower beds, security lighting, electric roller door to the garage which has power and alarm. Gated side access leading to a southeast facing rear garden which has a Indian sandstone patio/entertaining area with complimentary timber dwarf wall. Steps leading to the formal rear garden which is laid to lawn and purpose-built bar and stoarge.

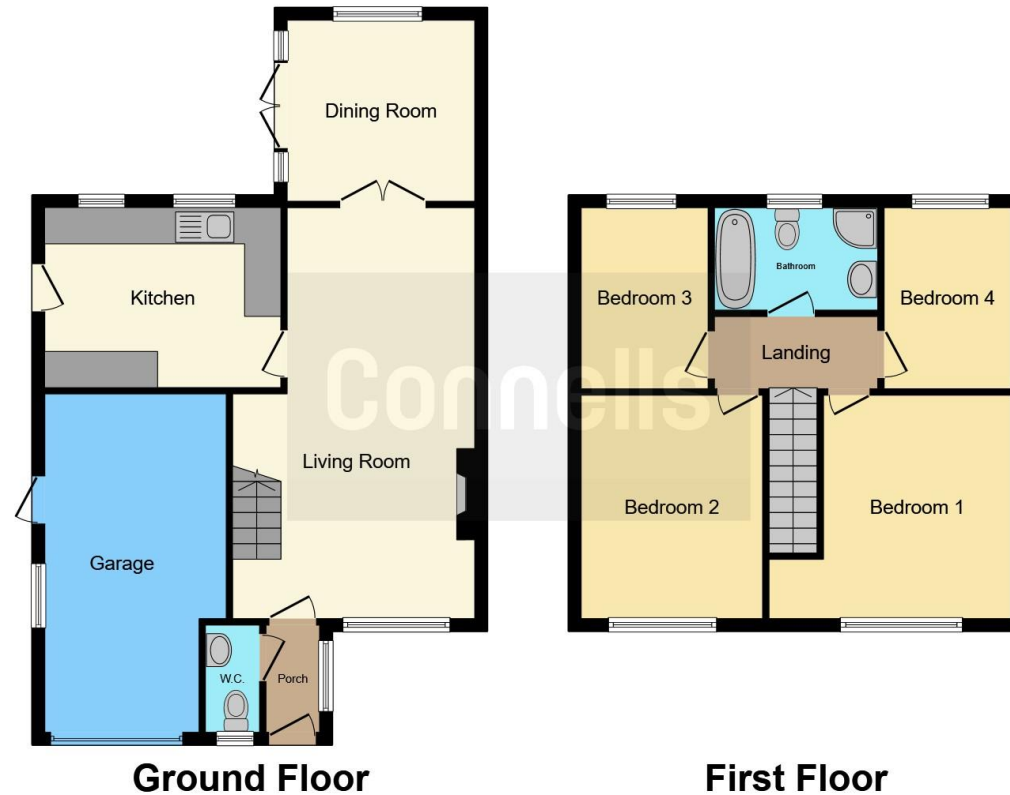
Agents Note

This property is being sold by an employee of Connells Estate Agents.









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

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

view this property online connells.co.uk/Property/HPN306948

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306948 - 0014