



Friars Walk, Dunstable, LU6 3JA

welcome to

Friars Walk, Dunstable

This spacious DETACHED property full of character accommodates the likes of a music room over-looking the garden, a dining room with a double archway entrance, Feature fireplaces and carriage driveway. It is perfectly situated for Dunstable town centre, local schools, shops and bus routes.

Entrance Hall

Under-stairs storage space. Radiator. Stairs to the first floor. Access to all downstairs rooms.

Cloakroom

Wall mounted wash hand basin with mixer tap. Tiling to splash-back area. Radiator. Mirror.

Lounge

12' 5" x 11' 9" excluding bay (3.78m x 3.58m excluding bay)

Triple glazed bay window to front. Double panelled radiator. Coal effect gas feature fire with hand carved surround, ornamental tiling and hearth. Ceiling rose. Feature wall panelling.

Kitchen/breakfast Room

18' x 8' 9" (5.49m x 2.67m)

Kitchen area: Double glazed window to rear. Tiling to floor. Range of colour fronted kitchen storage units at base at eye level with end display shelving. Wood block work surfaces and breakfast bar overhang. Brick effect tiling to splash areas. Ceramic 1.5 sink and drainer unit with mixer tap. Freestanding gas oven. Space for upright fridge/freezer, space for washing machine and dishwasher.

Dining area: Space for breakfast table and chairs. Internal door to garage. Radiator. Side door to rear garden.

Snug/music Room

10' 11" x 12' 5" (3.33m x 3.78m)

Two double glazed windows to rear. Double glazed French door to garden. Laminate flooring. 2 double panelled radiators. Ceiling rose. Coal effect gas fire with 'Art Nouveau' style surround. Two archways into dining room.

Dining Room

10' 10" x 15' 1" excluding bay (3.30m x 4.60m excluding bay)

Double glazed bay window to front. Ceiling rose. Double panelled radiator.

Landing

Double glazed window to side. Double glazed window to front. Concealed storage cupboards. Radiator. Loft with pull down ladder, partially boarded. Dado rail.

Bedroom 1

13' 9" x 12' 4" (4.19m x 3.76m)

Triple glazed window to front. Cast iron feature fireplace. Double panelled radiator. Feature wall panelling.

Bedroom 2

10' 5" to wardrobes x 10' 11" (3.17m to wardrobes x 3.33m)

Double glazed window to rear. Double panelled radiator. Wall to wall length of mirror fronted wardrobes with overhead storage cupboards.

Bedroom 3

15' 5" taken to airing cupboard x 9' (4.70m taken to airing cupboard x 2.74m)

Double glazed window to rear. Two radiators. Airing cupboard housing Worcester gas central heating boiler, further shelving, hanging rail and heater.

Bathroom

Refitted suite comprising of panelled Jacuzzi bath with telephone style mixer tap, Mira electric rise and fall shower, folding shower screen. WC. Savoy wash hand basin with mixer tap. Traditional style heated towel radiator. Brick effect tiling to splash areas. Double glazed window to side aspect.

Outside

Rear Garden: A mature enclosed plot with established bedding plants, small trees, bamboo and shrubbery. Garden brick retaining wall with low rise steps leading to main lawn, rear garden seating area, rockery, two ponds and "tea room". Water butt. External power socket. Outside lighting. Pine wood with a double roof garden room with power and light suitable for home office use. Rear garage access door. Side gated access to front of property.

Front garden: Carriage driveway with block paving. Outside light. Storm porch. Front access to garage.

Garage: Tandem length with up and over door. Rear access door. Window to the rear. Internal door to kitchen. Power and light connected.



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**welcome to
Friars Walk,
Dunstable**

- DETACHED 3 BED CHARACTER PROPERTY
- CARRIAGE DRIVEWAY
- SNUG/MUSIC ROOM
- DINING ROOM
- FEATURE FIREPLACES

Tenure: Freehold EPC Rating: D

offers in excess of

£630,000



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Property Ref:
LBZ108564 - 0006

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