



Beecroft Way, Dunstable, LU6 1EE

welcome to

Beecroft Way, Dunstable

Welcome to this three bedroom, mid-terraced property. This family home consists of an open plan living/dining room, ample OFF STREET PARKING, a garden office, separate utility room and double rooms with strong potential to extend! Book your viewing now!!

Entrance Hall

Door to the front, storage cupboard housing the fuse box and stairs to the first floor.

Lounge Area

19' 11" into bay x 14' 7" (6.07m into bay x 4.45m)
Electric fire place, radiator and double glazed bay window to the front. Arch to the dining area.

Dining Area

14' 7" x 5' 5" (4.45m x 1.65m)
Radiator and double glazed, double doors leading out to the garden.

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1½ bowl sink with mixer tap and drainer plus space for a range style electric cooker with chimney style extractor over. Space for a dishwasher, washing machine and fridge/freezer. Double glazed window to the rear.

First Floor Landing

Stairs from the ground floor and large cupboard.

Bedroom One

14' 4" x 9' 11" (4.37m x 3.02m)
Built in wardrobe with hanging rail and storage, radiator and double glazed window to the rear.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)
Built in storage, radiator and double glazed window to the front.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)
Radiator and double glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin with mixer tap, low level WC and panelled bath with shower over. Heated towel rail and double glazed obscured window to the rear.

Outside

Utility Room/Cloakroom

9' 10" x 4' 9" (3.00m x 1.45m)
Space for washing machine/dryer and storage. WC and heated towel rail. Double glazed window to the rear and double glazed door leading out to the garden.

Garden Office

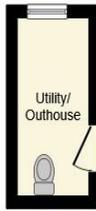
Large garden office with double glazed doors opening onto the garden. Door to a shower room with wall mounted wash hand basin with mixer tap and cupboard under, low level WC and shower cubicle. Heated towel rail and extractor fan.

Rear Garden

Enclosed by panel fencing with gated side access. Mainly laid to lawn with decked area and space for a Jacuzzi/Hot Tub off the garden office at the bottom of the garden.



Ground Floor



Outbuilding

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First Floor

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



welcome to
Beecroft Way,
Dunstable

- COUNCIL TAX BAND C
- THREE DOUBLE BEDROOM TERRACE
- MODERN GARDEN OFFICE PLUS SHOWER & WC
- POTENTIAL TO EXTEND (STPP)
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

£325,000



Awaiting Photograph

view this property online [brownandmerry.co.uk/Property/LBZ108615](https://www.brownandmerry.co.uk/Property/LBZ108615)



Property Ref:
LBZ108615 - 0006

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