

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
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Residential Sales • Property Management • Lettings

10 Spring Hill, Gravenhurst, MK45 4JP

**Price £695,000 Freehold**



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The Property Experts with the Personal Touch

# 10 Spring Hill, Gravenhurst, MK45 4JP

**Price £695,000**



## Entrance Hall

Entered via Composite front door, staircase to first floor

## Cloakroom

Low level W.C, wash hand basin

## Study

9'11" x 9'1" (3.03m x 2.78m)  
double glazed window to front aspect

## Living Room

19'9" x 12'8" (6.02m x 3.85m)  
Double glazed window to front aspect, feature brick fireplace, double doors to the entrance hall

## Fitted Kitchen

15'1" x 13'2" (4.61m x 4.02m)  
Fitted with a range of floor and wall units with Quartz worktop over, kitchen Island with breakfast bar, integrated appliances comprising fridge freezers, dishwasher, fitted oven, hob and extractor, single drainer sink unit, double glazed window to rear aspect

## Dining/Family Room

21'10" x 15'11" (6.66m x 4.85m)  
Bi folding doors to rear garden

## Utility

5'10" x 5'10" (1.79m x 1.79m)  
Worktop with space for washing machine and tumble dryer, door to side aspect

## Landing

Cupboard housing hot water tank

## Bedroom 1

12'6" x 15'5" (3.80m x 4.70m)  
Two double glazed windows to rear aspect, two radiators

## Dressing Area

5'0" x 5'10" (1.53m x 1.79m)

## En-suite Shower Room

Shower cubicle, low level W.C, wash hand basin, heated towel rail

## Bedroom 2

10'6" x 11'11" (3.21m x 3.64m)  
Double glazed window to front aspect, radiator

## Dressing Area

4'11" x 5'9" (1.51m x 1.75m)

## En-suite Shower Room

Low level W.C, wash hand basin, shower cubicle, heated towel rail

## Bedroom 3

13'8" x 13'2" (4.17m x 4.02m)  
Double glazed window to rear aspect, radiator

## Bedroom 4

13'8" x 9'2" (4.16m x 2.80m)  
Double glazed window to front aspect, radiator

## Bathroom

Low level W.C, shower cubicle, wash hand basin with vanity under, panelled bath, heated towel rail, double glazed window to side aspect

## Outside

Door to:

## Rear garden

Patio area then laid to lawn, gated side access

## Double garage and driveway

Double garage with twin up and over doors, mono blocked driveway providing off road parking for several vehicles

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

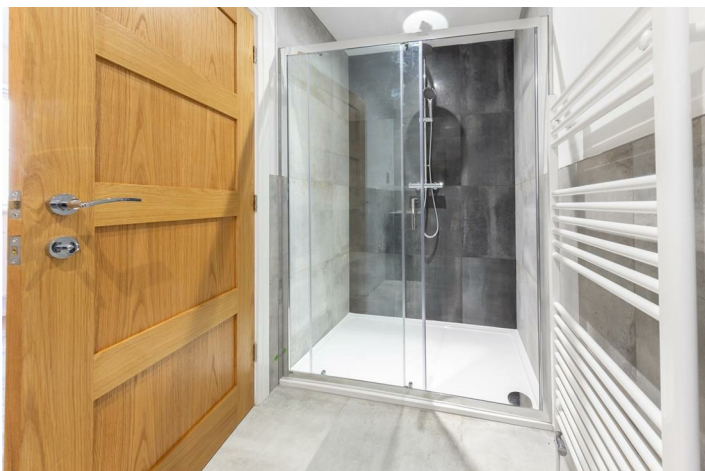
website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

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This brand new four bedroom detached has a fantastic open plan kitchen/dining/family room with integrated appliances, it also benefits from two en suites, double garage and large driveway providing off road parking for several vehicles. Located in the village of Gravenhurst, it is ideally placed for the commuter. Call now to arrange a viewing



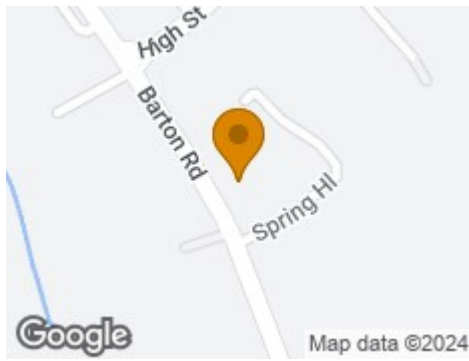
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## Road Map



## Hybrid Map



## Terrain Map



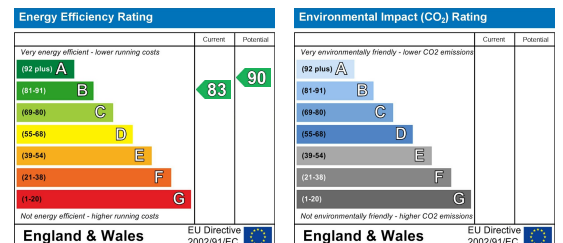
## Floor Plan



## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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