



* EXECUTIVE DETACHED NEW BUILD HOME OFFERING CIRCA 1800' ACCOMMODATION OVER THREE FLOORS * CUL-DE-SAC LOCATION YET A SHORT WALK TO TOWN CENTRE * FOUR GOOD SIZED DOUBLE BEDROOMS * TWO EN-SUITE SHOWER ROOMS TO MASTER BEDROOM & GUEST BEDROOM * FAMILY BATHROOM * ENTRANCE HALL * FRONT ASPECT SNUG / STUDY * MAGNIFICENT REAR ASPECT KITCHEN / DINING / LIVING ROOM WITH BI-FOLDING DOORS TO THE ENCLOSED REAR GARDEN * UNDER FLOOR HEATING TO THE GROUND FLOOR * INTEGRATED NEFF APPLIANCES * INTEGRAL GARAGE & AMPLE PARKING * CONTEMPORARY STYLING & QUALITY FINISHES THROUGHOUT * INTERNAL AND EXTERNAL VIEWING A MUST TO APPRECIATE THIS THOUGHTFULLY BUILT FAMILY HOME * NO ONWARD CHAIN

Bradshaws are delighted to have received sole agency instructions to offer for sale this executive new build home set within a cul-de-sac location yet being a short walk to Dunstable town centre, highly regarded schools and other amenities. For the discerning buyer, the only way to fully appreciate all that this desirable, contemporary style property has to offer is to arrange an internal viewing at your earliest convenience. Offered for sale with no onward chain.

Entrance Hall

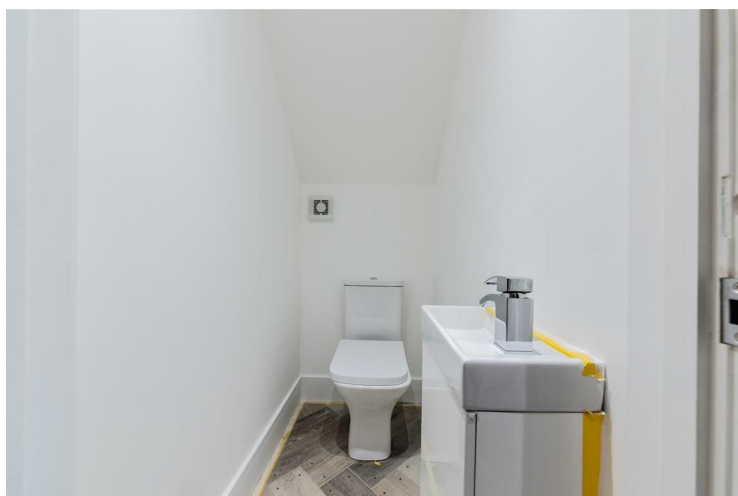
Providing access to all the ground floor accommodation. Double glazed door to the front aspect. Under stairs storage cupboard. Tiled flooring. Under floor heating thermostat. Inset spot lights to the ceiling.

Snug / Study

Double glazed window to the front aspect. Tiled flooring. Wall mounted boiler (will be enclosed by cupboard) serving all hot water and heating requirements.

Ground floor W/C

Fitted to comprise a close coupled w/c. Wash hand basin set into a vanity unit. Tiled flooring.



Rear Aspect Kitchen / Living / Dining Room

A magnificent space with tiled flooring and underfloor heating and bi-folding doors which open out onto the enclosed rear garden.



Kitchen Area

Comprising a range of wall and base units with quartz worksurfaces over and inset single sink unit with Quooker tap providing boiling water. Integrated Neff double oven, grill and induction hob with extractor hood over. Integrated Neff dishwasher. Wine cooler. Space and plumbing for an American style fridge/freezer. Inset ceiling spot lights. Tiled flooring with under floor heating.



Living & Dining Area

Twin Velux windows Tiled flooring with under floor heating. High level power point and TV point.



First Floor Landing

Providing access to all first floor accommodation with double glazed window to the side aspect. Storage cupboard. Radiator.

Master Bedroom

Twin double glazed window to rear aspect Two radiators. TV point.



Ensuite Shower Room

Tastefully fitted to comprise a close coupled w/c. Vanity unit with inset hand basin. Shower enclosure with shower over. Heated towel rail. Part tiled walls and fully tiled floor. Inset spot lights to the ceiling. Double glazed window to side aspect.



Bedroom Two

Double glazed window to front aspect. Wall level TV point and power points. Radiator.



Bedroom Three

Double glazed window to front aspect. Radiator. TV point and power points.

Family Bathroom

Tastefully fitted to comprise a close coupled w/c. Vanity unit with inset wash hand basin. Panelled bath with shower over. Inset spot lights to the ceiling. Part tiled walls and fully tiled floor. Heated towel rail. Double glazed window to side aspect.



Guest Bedroom

A spacious top floor room that feature a large recess/walk-in wardrobe space. Wall mounted TV point. Two radiators. Three double glazed Velux windows.



Ensuite Shower Area

Tastefully fitted to comprise a close coupled w/c. Vanity unit with inset wash hand basin. Shower enclosure with shower over. Fully tiled walls and floor. Extractor fan.



To The Front

A large drive way area (to be paved) providing ample off road parking and access to the garage.

Integral Garage

Remote controlled electric insulated panelled door to front of garage with a personal door to the rear garden. Light and power. Space and plumbing for washing machine.

Rear Garden

Paved patio and boundary fencing. Gated pedestrian access. Area to be laid to lawn.

NB

Services and appliances have not been tested.

Viewing

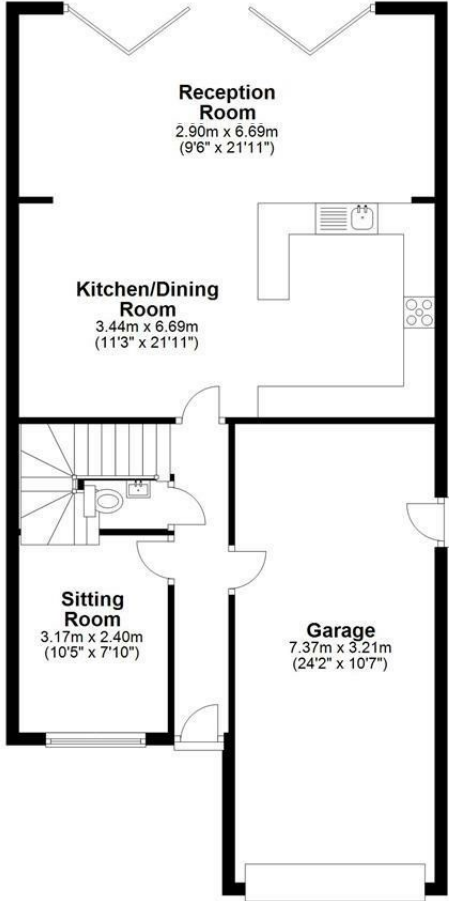
By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

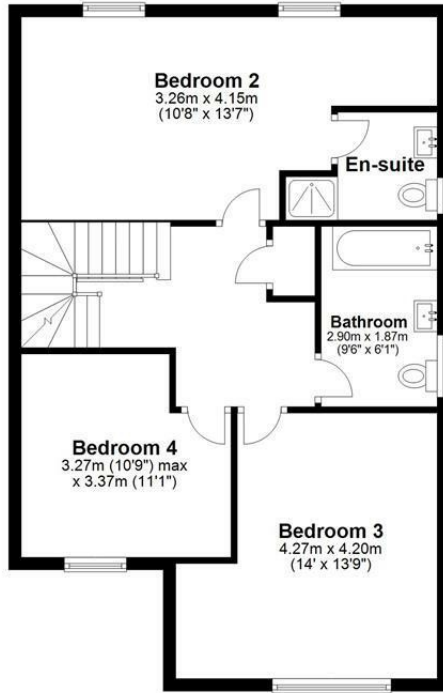
Ground Floor

Main area: approx. 60.1 sq. metres (647.3 sq. feet)
Plus garages, approx. 23.7 sq. metres (255.1 sq. feet)



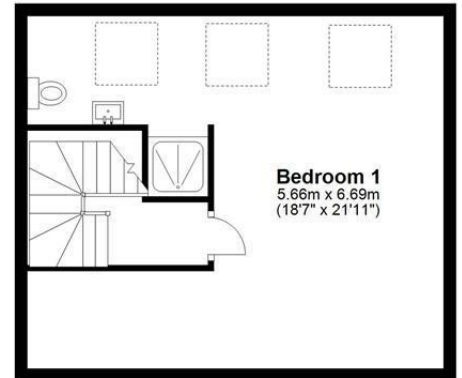
First Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Second Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Main area: Approx. 164.2 sq. metres (1767.1 sq. feet)

Plus garages, approx. 23.7 sq. metres (255.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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