



This spacious four bedroom detached home is located in a peaceful and quiet cul de sac location in a popular residential area of North Luton. Offered for sale with no upper chain this executive family home is immaculately presented throughout offering spacious and versatile accommodation.

The ground floor features a front aspect lounge with feature bay window, a large high quality fitted kitchen and dining space, downstairs WC and family room / play room / bedroom four. Upstairs features a master suite with ensuite and a further three good-sized bedrooms, family bathroom and plentiful storage. To the front of the property you have ample off-road parking and to the rear is a private, easily maintained rear garden.

Ames Close is located within easy walking distance to local shops and amenities and internal viewings are recommended to appreciate this delightful family home.

## PORCH

Of Upvc frame and double glazed sealed unit construction. Sliding double glazed door to the front.

## ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed door to the front, radiator, stairs rising to the first floor accommodation, door to the lounge and door to the family room / Bedroom four.

## CLOAKROOM

Fitted to comprise a low level w/c, wash hand basin, double glazed window to the front.

## LOUNGE

15'5 x 12'2 (4.70m x 3.71m)

Feature walk-in double glazed bay window to the front aspect, feature fire surround and fire, Virgin Media points, BT Openreach point, radiator, fitted carpets, door leading to:

## KITCHEN / DINING ROOM

12'4 x 23'11 (3.76m x 7.29m)

A large rear aspect room providing the perfect space for the family to enjoy.

## KITCHEN AREA

A quality kitchen fitted to comprise a range of wall, drawer and base level units, range style cooker as fitted with an extractor hood over, space for a fridge freezer, integrated washing machine and dishwasher, tumble dryer, tiled floor, breakfast bar, double glazed window to the rear aspect.

## DINING AREA

French doors to the rear garden, radiator, tiled floor.

## FAMILY ROOM / BEDROOM FOUR

15'2 x 7'7 (4.62m x 2.31m)

Double glazed window to the front aspect, radiator, wood laminate flooring.

## LANDING

Providing access to all first floor accommodation with hatch to the loft, airing cupboard (housing the hot water cylinder), fitted carpet, radiator.

## BEDROOM ONE

18'7 x 7'9 (5.66m x 2.36m)

Double glazed window to the front aspect, fitted wardrobes, radiator.

## EN-SUITE SHOWER ROOM

7'9 x 5'8 (2.36m x 1.73m)

Fitted to comprise a low level w/c, wash hand basin, shower cubicle with power shower over, part tiled walls, tiled floor, heated towel rail, double glazed window to the rear aspect.

## BEDROOM TWO

12'6 x 8'9 (3.81m x 2.67m)

Double glazed window to the front aspect, radiator.

## BEDROOM THREE

9'10 x 8'9 (3.00m x 2.67m)

Double glazed window to the rear aspect, fitted wardrobes, radiator.

## BEDROOM FIVE

9'1 x 6'11 (2.77m x 2.11m)

Double glazed window to the front aspect, fitted wardrobes, radiator.

## FAMILY BATHROOM

5'8 x 6'1 (1.73m x 1.85m)

Fitted to comprise a low level w/c, wash hand basin, panelled bath, part tiled walls, tiled floor, heated towel rail, double glazed window to the rear aspect.

## TO THE FRONT

Paved to provide ample off road parking.

## REAR GARDEN

Large patio area adjacent to the rear with the remainder being laid mostly to lawn with flower and shrub borders, boundary fencing, gated access to the front, external power points.

## 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. 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.)

