

New to the market is this stunning executive four bedroom detached home set in the most popular residential area of Luton. This property offers space and neutral interiors which are ideal for modern family living. Downstairs features a large living room, separate dining room, modern kitchen, a useful family room/study and downstairs cloakroom.

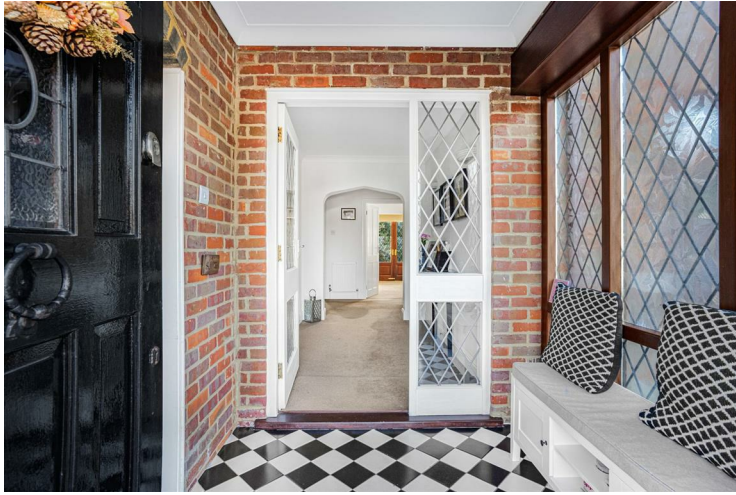
Upstairs features a large landing, four spacious bedrooms with an impressive master suite and adjoining en-suite. To the front, the property offers a driveway with ample off-road parking space and to the rear there is a low maintenance south facing garden that offers the perfect space for family time and al fresco dining.

Located close to the popular school, colleges, with the main line train station and numerous other amenities nearby. Internal viewings are highly recommended to appreciate this beautiful family home.



## Porch

Hard wood front door. Double glazed windows to the front and side aspects. Tiled floor. Door leading to:



## Dining Room

Double glazed French doors leading out onto the rear patio area. Double glazed window to the rear aspect. Wall light points. Radiator. Coved ceiling. Fitted carpet.



## Family / Study

Offered by way of a converted garage. Double glazed window to the side. Shelving and storage space. Cupboard housing the wall mounted boiler. Radiator.

## Entrance Hall

Providing access to all ground floor accommodation. Fitted carpet. Two radiators. Stairs rising to the first floor accommodation. Coved ceiling. Wall lights. Central heating thermostat.

## Cloakroom

Comprising a WC and wash hand basin. Radiator. Double glazed window to the side aspect.



## Kitchen

A rear aspect room that is fitted with a range of wall, drawer and base level units with hard wood work surfaces over. Space for a range style cooker with an extractor hood over. Butler sink. Breakfast bar. Integrated dishwasher, washing machine, fridge and freezer. Inset spotlights and coving to the ceiling. Double glazed box bay window to the rear aspect. Double glazed door to the side. Tiled floor.



## Living Room

Feature fire place and surround with exposed brick and tiled hearth. Double glazed window to the front aspect. Fitted carpet. Two radiators. Coved ceiling. French doors leading to:

## Landing

Providing access to all first floor accommodation with a feature stained glass window to the side aspect. Fitted carpet. Radiator. Coved ceiling and hatch to the loft.



### Master Bedroom

Twin double glazed windows to the front aspect. Full range of fitted wardrobes. Two radiators. Fitted carpet. Coved ceiling.



### Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. Radiator. Coved ceiling.



### En-suite Bathroom

Comprise a WC, wash hand basin set into a vanity unit. and panelled bath with mains fed shower over. Double glazed window to the front aspect. Radiator. Part tiled walls. Tiled floor.



### Bedroom Four

Double glazed window to the front aspect. Fitted carpet. Radiator. Coved ceiling. Storage cupboard and wardrobe.



### Bedroom Two

Double glazed window to the rear aspect. Fitted carpet. Radiator. Coved ceiling.



### Family Bathroom

Tastefully fitted to comprise a WC, wall mounted wash hand basin, with storage under, and a panelled bath with mains fed shower over. Double glazed window to the rear aspect. Fully tiled walls. Inset spotlights.



## To The Front

A paved driveway providing off road parking for several vehicles.

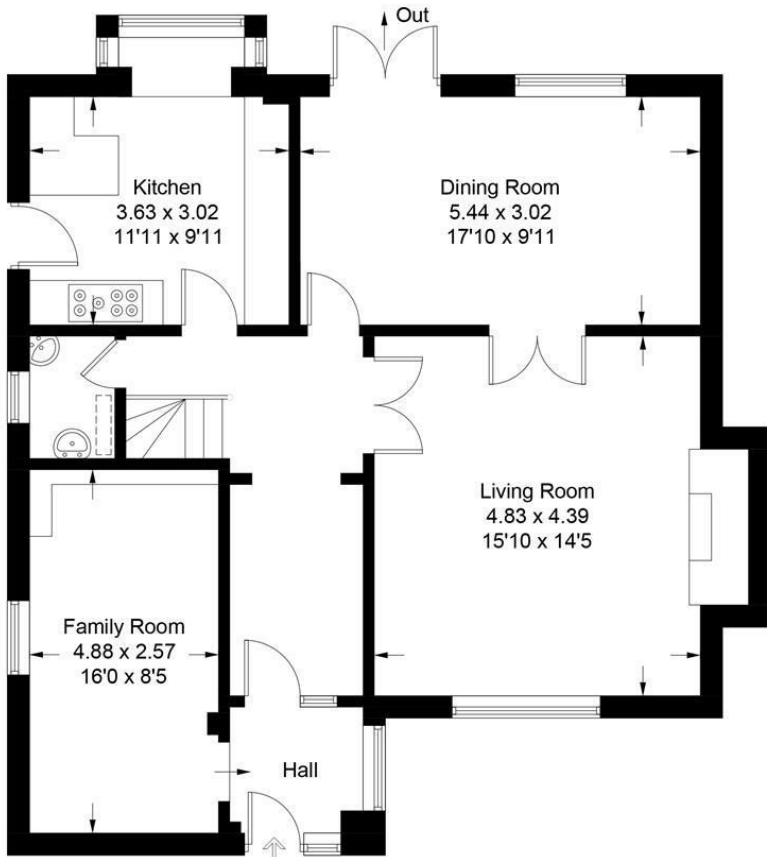


## Rear Garden

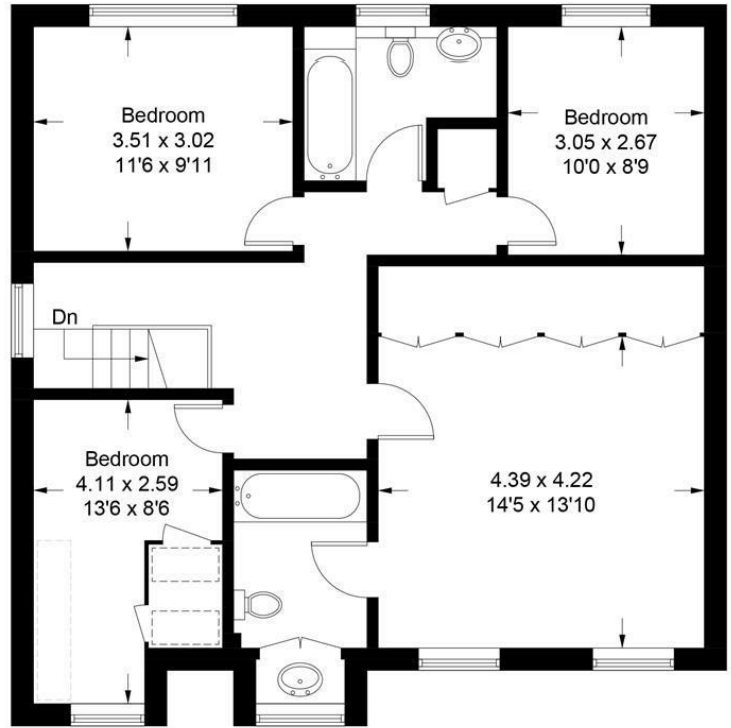
Enclosed and established south facing rear garden stocked with a variety of shrubs, bushes and small trees. Patio area adjacent to the rear of the property with the remainder being laid to lawn. Boundary fencing.



Approximate Gross Internal Area = 162.0 sq m / 1744 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123196)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	