



New to the market with Bradshaws is this stunning and spacious semi-detached home in the highly sought after Challney area of Luton. The property offers spacious and well planned accommodation. Downstairs features an entrance hall, downstairs WC, lounge / dining room, kitchen and conservatory. Upstairs features four good-sized bedrooms with an en suite to the master bedroom and a family bathroom.

This delightful family home is located with easy access to local shops, highly regarded schools, the Luton & Dunstable hospital and the Thameslink mainline railway station. Internal viewings are highly recommended to appreciate all this home has to offer.

Entrance Hall

Part double glazed front door. Tiled flooring with underfloor heating. Nest central heating thermostat. Under stairs storage cupboard. Carpeted stairs leading to the first floor accommodation. Internal doors leading to the kitchen and living room.



Conservatory

A large, bright space with UPVC double glazed windows to all aspects and a door leading to the rear garden, Tiled flooring. Stylish vertical radiators. Inset ceiling spotlights.



Cloakroom

Comprising a WC, vanity unit with inset wash hand basin and a shower cubicle. Tiled floor and tiled walls. Extractor fan. Obscured double glazed window to the side aspect.

Lounge/ Dining Room

A large double aspect room with tiled flooring and underfloor heating. Double glazed bay window to the front aspect. Double glazed French doors from the dining area leading out to the conservatory. Feature fireplace and surround with an electric wood effect flame fire. Coved ceiling. Arch leading through to the kitchen.

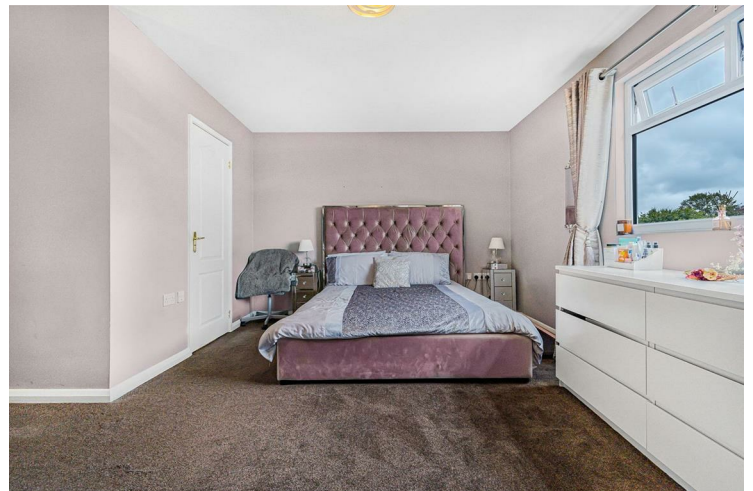


Landing

Providing access to all first floor accommodation, with stairs leading to the master bedroom suite. Double glazed window to the side aspect. Fitted carpet.

Master Bedroom

A large bedroom suite situated on the second floor. Double glazed window to the rear aspect. Radiator. Fitted carpet. Storage cupboard.



Kitchen

Recently refitted with a range of modern wall and base units and white quartz work surface over. Breakfast bar. Large, single stainless steel sink with a Franke instant boiling water tap. Integrated double oven and an induction hob with extractor hood. Other integrated appliances including a dishwasher, washing machine and larder freezer. Space for a large American style fridge/ freezer. Tiled flooring with underfloor heating. Part tiled walls, Inset ceiling spotlights.

En Suite

Comprising a WC, vanity unit with inset wash hand basin and tiled panel bath with shower attachment. Radiator. Fully tiled walls and a wood effect tiled floor. Obscured double glazed window to the side aspect.



Bathroom

Comprising a WC, vanity unit with wash hand basin and panelled bath with rainfall shower attachment over. Fully tiled walls and tiled floor. Heated towel rail. Inset ceiling spotlights. Obscured double glazed window to the front aspect. Cupboard housing wall mounted gas comi boiler.



Bedroom Two

A large extended double bedroom with double glazed window to the rear aspect. Fitted carpet. Radiator.



To the Front

Block paved driveway providing off road parking for two vehicles. Flower and shrub borders. Outside light. Gated access to the rear garden.

Rear Garden

A large well kept garden, laid mainly to lawn, with two patio areas. Outside tap. Security lights. Pre cast concrete boundary walls with gated pedestrian access. A shed with light and power together with a garden pod, suitable to be used as an office or hobby room.



Bedroom Three

Double glazed bay window to the front aspect. Radiator. Wood laminate flooring. Storage cupboard.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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

Bedroom Four

Double glazed windows to the rear and side aspects. Fitted carpet. Radiator.

accuracy cannot be guaranteed (although they are with a 3" differential.)



Approximate Gross Internal Area = 197.3 sq m / 2124 sq ft

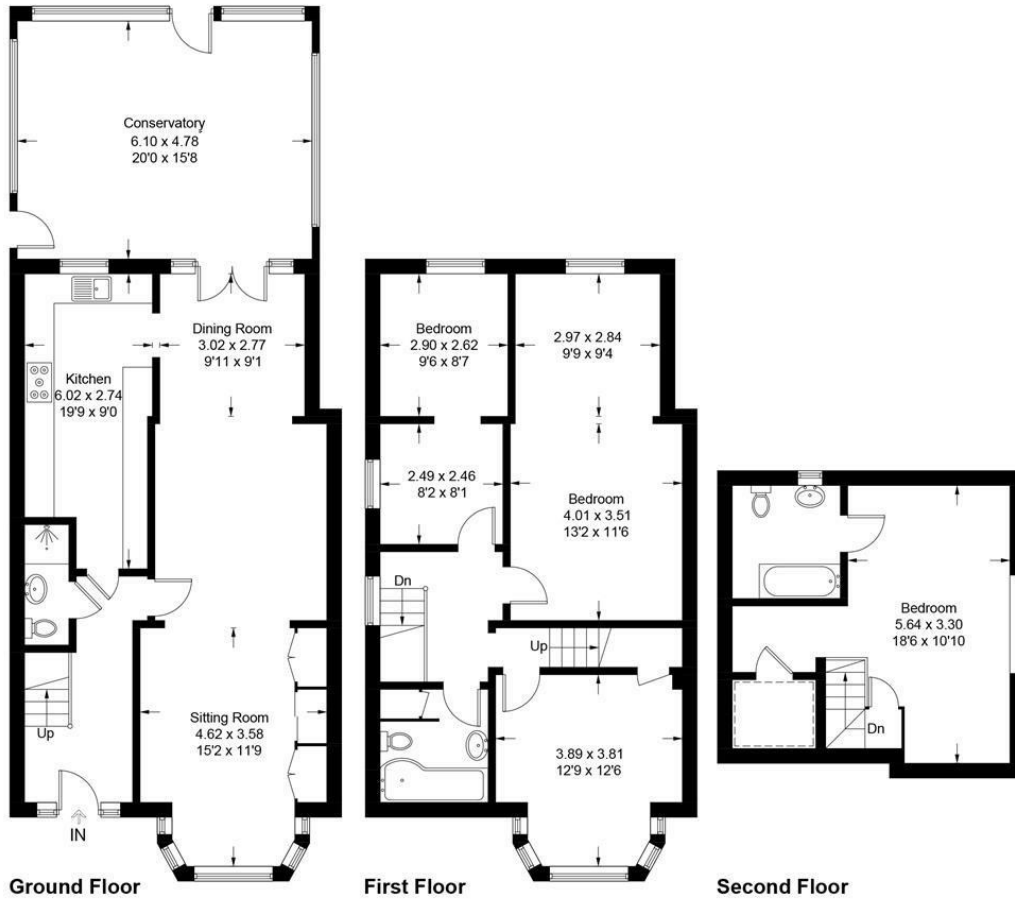


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129430)

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			
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England & Wales		EU Directive 2002/91/EC	