



Bradshaws
Residential Sales & Lettings Since 1929

**Under
Offer**



****This Property Features A Garage That Can Be Easily Converted Into An
Additional: Living Space! Offering Fantastic Potential For A Home Office! Extra Bedroom! or Playroom!!!!

New to the market with Bradshaws. A well presented and spacious three bedroom semi-detached home set in a popular residential location on the outskirts of Dunstable. Downstairs the property boasts an entrance hall, study / family room, lounge / dining room and a kitchen. Upstairs features three good-sized bedrooms and a family bathroom. The property boasts a good sized rear garden and parking to the front.

New Woodfield Green is within walking distance to Dunstable town centre, offering an array of local amenities as well as open field countryside walks nearby. Offered for sale with the added benefit of no onward chain, an Internal viewings strongly recommended to appreciate this delightful home, ideal for a first-time buyer or someone looking to downsize.

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Entrance Lobby

Providing access to the family room / study and lounge / dining room with a double glazed composite door and double glazed window to the side aspect. Wood laminate flooring. Radiator.

Family Room / Study

Carpet as fitted. Coved and textured ceiling.



Dining Area

Double glazed sliding patio doors leading out onto the rear garden. Radiator. Wood laminate flooring.



Lounge / Dining Room

A large dual aspect living area that provides the perfect space for the family to relax entertain and enjoy.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Drainer sink unit. Space for a free standing gas cooker. Integrated fridge and freezer. Wall mounted gas boiler. Part tiled walls and fully tiled floor. Space and plumbing for a dishwasher and washing machine. Double glazed window to the rear aspect.



Lounge Area

Double glazed window to the front aspect. Feature white or panelled walls to dado level. Radiator. TV and telephone points. Wood laminate flooring. Wall light points. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Bi-folding doors leading to:

Landing

Providing access to all first floor accommodation with fitted carpet to stairs and landing. Wood panelled walls to dado level.

Bedroom One

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



Bedroom Two

Double glazed window to the rear aspect. Wood laminate flooring. Radiator.



Bedroom Three

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

Bathroom

Fitted to comprise a corner bath. Shower enclosure with shower over. W/c. Pedestal wash hand basin. Part tiled walls and fully tilted floor. Heated towel rail. Inset spot lights to the ceiling. Airing cupboard housing the insulated hot water tank with shelving over.



To The Front

Driveway providing off road parking. Pathway leading to the front door. Two storage cupboards. Small low maintenance garden area.

Garage

Up and over door providing access to the storage area. With the remainder having been converted to provide the family room / study.

Rear Garden

Decking area adjacent to the immediate rear of the property with the remainder being laid to lawn with boundary fencing. Garden shed to remain.



NB

Services and appliances have not been tested.

Viewing


By appointment through Bradshaws.

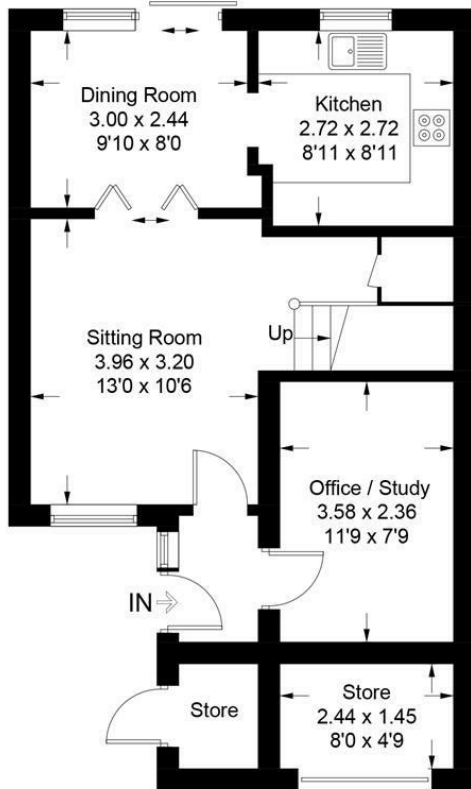
Disclaimer

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.)

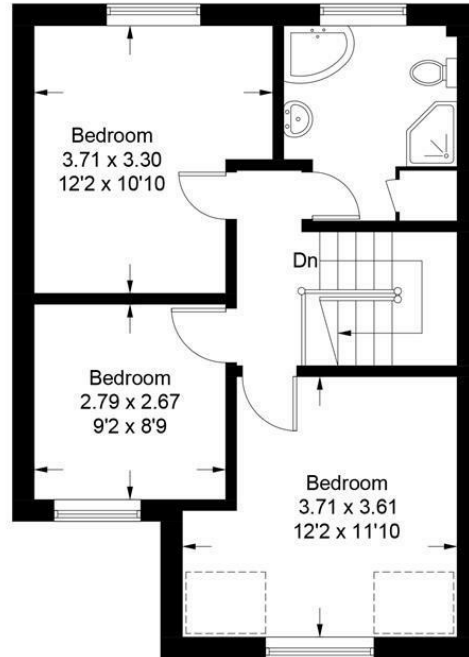
Approximate Gross Internal Area = 91.4 sq m / 984 sq ft
Stores = 5.2 sq m / 56 sq ft
Total = 96.6 sq m / 1040 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160477)

