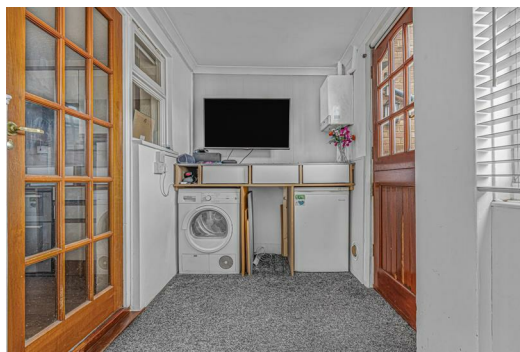




Nestled on the charming Wellfield Avenue in Luton, this delightful semi-detached house offers a wonderful opportunity for first-time buyers or those seeking a comfortable family home.

Situated in a popular residential area, this home benefits from excellent transport links, with the M1 Junction 11a and Legrave train station just a short distance away. This makes commuting to nearby towns and cities a breeze, enhancing the convenience of daily life.

With potential for further extension, this property is not only a great starter home but also a canvas for your future aspirations. Viewing is strongly advised to fully appreciate the charm and possibilities this lovely home has to offer. Don't miss out on the chance to make this your own!

Spanning an impressive 802 square feet, the property boasts a well-thought-out layout that includes a spacious living room, a kitchen, and a dining room that basks in natural light thanks to its extension at the rear.

The home features two generously sized double bedrooms, perfect for restful nights and personal space. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the property is equally appealing, with ample parking available for up to five vehicles, a detached garage, and a further driveway to the side. The large rear garden provides a fantastic outdoor space for relaxation, gardening, or entertaining guests.

Entrance Hall

Providing access to all ground floor accommodation with a part opaque double glazed door to the side aspect. Double glazed window to the side aspect. Stairs rising to the first floor accommodation. Radiator. Cupboard housing the electric meter and consumer unit. Textured ceiling.

Living Room

Double glazed window to the front aspect. Radiator. Telephone point. Gas point. Textured ceiling.



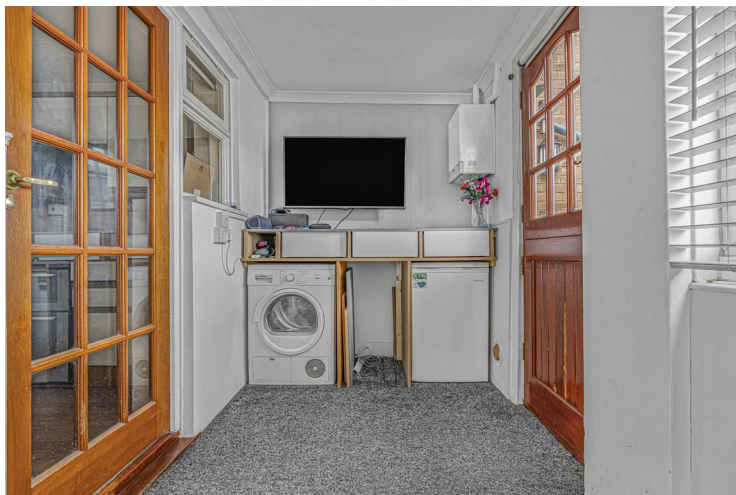
Kitchen

Comprising a range of drawer, eye and base level units with rolled edge work surfaces and complementary tiled splash-backs. Stainless steel single drainer sink unit with mixer tap over. Space for a free-standing cooker with cooker hood over. Space for a fridge/freezer. Understairs storage cupboard housing the gas meter. Radiator. Two windows to the rear aspect. Door opening to the dining room / sun room.



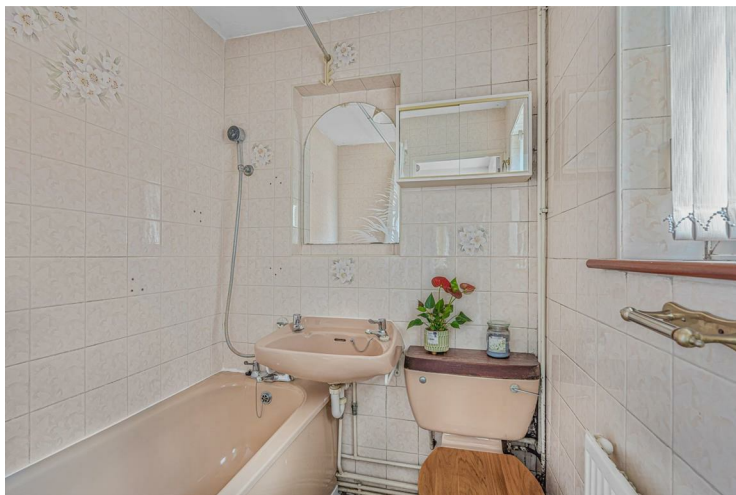
Dining Room / Sun Room

Double glazed window to the rear aspect. Part multi-pane glazed hardwood stable door opening to the rear garden. Radiator. Wall-mounted gas fired boiler serving all central heating and hot water requirements.



Bathroom

Fully tiled walls and comprising a three piece suite with a panelled bath with mixer tap/shower attachment over, a low-level WC and pedestal wash hand basin. Radiator. Ceramic tiled floor. Textured ceiling. Replacement opaque double glazed window to the side aspect.



Landing

Providing access to bedrooms one and two. Hatch to the insulated loft with ladder.

Bedroom One

Twin double glazed windows to the front aspect. Fitted wardrobes. Airing cupboard housing the lagged hot water tank and shelving. Radiator.



Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobe providing hanging and storage space. Radiator.



To to Front and Side

A driveway providing off-road parking for several vehicles and providing onward access to the garage.



Rear Garden

A paved patio area adjacent to the rear of the property with the remainder being mainly laid to lawn with shrub borders, with a decking area to the rear of the garden. External light. Gated access leading to the driveway and front of the property.



Garage

Up and over door. Light and power. Door opening to the rear garden..



Viewing

By appointment only through Bradshaws.

NB

Services and appliances have not been tested.

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 = 74.50 sq m / 802 sq ft

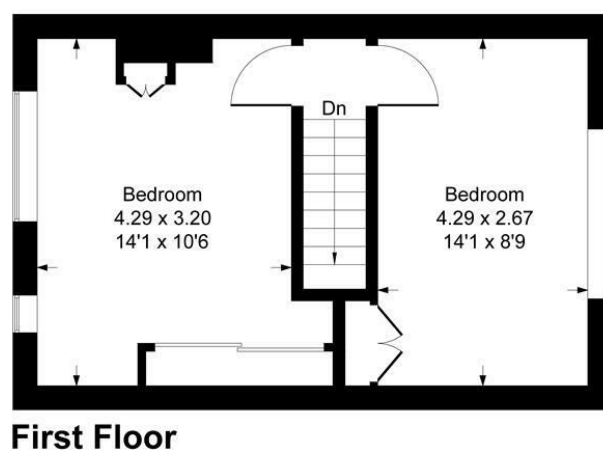
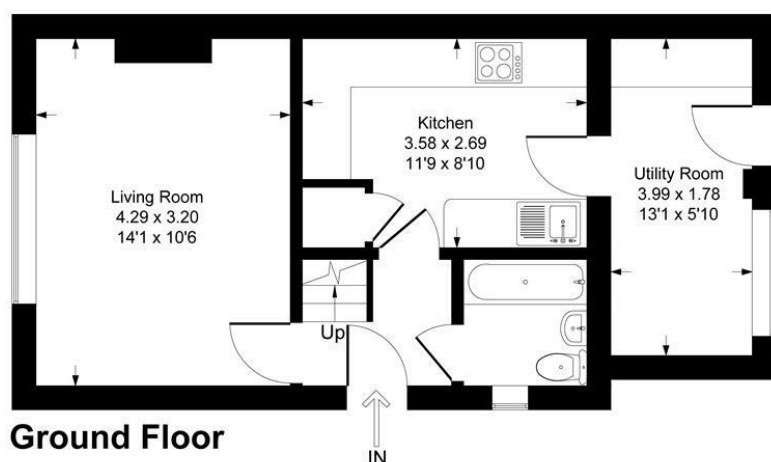


Illustration for identification purpose only, measurements approximate, and not to scale.

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		