



Bradshaws are delighted to present this charming three-bedroom detached house located in the peaceful residential area of Seabrook, Luton. Legrave train station is within walking distance of this property and offers fast and frequent services to London and international airports. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or individuals seeking a serene living environment.

In summary, this delightful detached home in Seabrook presents an excellent opportunity for anyone looking to settle in a welcoming community. With its spacious bedrooms and proximity to essential services, this property is sure to attract interest. We invite you to explore the potential of this lovely home and envision your future in this desirable location.

The surrounding area is characterised by its tranquil atmosphere, allowing residents to enjoy a quiet lifestyle while still being close to the vibrant amenities of Luton. This location is particularly appealing for those who appreciate the balance of suburban living with the convenience of urban facilities.



ENTRANCE HALL

A spacious entrance hall with a part double glazed front door with double glazed windows to each side. Tiled floor. Radiator. Textured ceiling with coving. Understairs storage cupboard. Carpeted stairs leading to the first floor accommodation.

LOUNGE

Double glazed bay window to the front aspect. Feature fireplace and surround with a gas living flame coal effect stove. Radiator. Wooden laminate flooring. Wall lights. Textured ceiling with coving.

DINING AREA

Connected to the lounge and family room to provide an open plan downstairs living space, this dining room has a wooden laminate flooring, a radiator and a textured ceiling with coving.

FAMILY ROOM

A bright, light, versatile space leading from the dining room. Double glazed bi-fold doors providing access directly onto the patio area. Double glazed windows to the rear and side aspects with two pitched roof lights. Wall lights and inset ceiling spotlights

KITCHEN

A modern kitchen, overlooking the family room, fitted with a range of wall and base units with work surface over, incorporating a single drainer sink unit. Integrated Neff oven and microwave. Electric hob with extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Tiled walls and floor. Hatch to dining area. Part double glazed door to the side aspect leading to the storage/ utility area.

UTILITY/ STORAGE AREA

A large covered area to the side of the house ideal for storage and additional white goods. Light and power. Accessed from the kitchen and front and rear of the property.

LANDING

Providing access to the bedrooms and bathroom. Obscured double glazed window to the side aspect. Fitted carpet. Hatch to part boarded loft space with ladder access, light, power and gas boiler.

BEDROOM ONE

Double glazed window to the front aspect. Large, built in wardrobe. Radiator. Fitted carpet. Textured ceiling with coving.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted carpet. Storage cupboard.

BEDROOM THREE

Currently being used as a study. Double glazed window to the front aspect. Wooden laminate flooring. Radiator. Storage cupboard.

BATHROOM

Comprising a WC, vanity unit with inset wash hand basin and a large walk-in shower cubicle with rainforest shower and handheld attachment. Tiled walls and wooden laminate flooring. Heated towel rail. Inset ceiling spotlights. Obscured double glazed windows to the side and rear aspects.

FRONT OF PROPERTY

A block paved driveway providing off road parking for 2/3 vehicles with a flower and shrub border. Electric vehicle charging point.

REAR GARDEN

A mature and well kept large rear garden with a block paved patio area adjacent to the house, ideal for outside entertaining. Laid mainly to lawn with flower and shrub borders. Boundary fencing. Outside tap. Shed.

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

