



Upon entering, you are welcomed into a well-proportioned reception room, providing a warm and inviting space for relaxation or entertaining guests. The recently refitted kitchen is both modern and functional, making meal preparation a pleasure. The property also boasts a newly updated bathroom and newly fitted windows in the living room and bedrooms, ensuring a fresh and contemporary feel.

One of the standout features of this home is the allocated parking for two vehicles at the rear, a rare find in such a desirable location. The property is situated within walking distance of local restaurants, pubs, and parks, including children's play areas and the expansive Houghton Park, perfect for leisurely strolls or family outings.

Moreover, the easy access to Dunstable town centre, means that all essential amenities, shops, and services are just a short distance away, enhancing the overall appeal of this residence.

In summary, this mid-terrace house on Vanbrugh Drive presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community. With its modern amenities, convenient location, and ample parking, it is a property not to be missed.

Located in Houghton Regis in the Houghton Hamlets area, this delightful mid-terrace house on Vanbrugh Drive offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals.

## Lounge

A part double glazed front door and a double glazed window to the front aspect. Radiator. Luxury vinyl flooring. Understairs storage cupboard. Carpeted stairs rising to the first floor.



## Kitchen

Recently refitted with a modern range of wall, drawer and base units with work surface over, incorporating a single drainer sink unit. Integrated Bosch electric oven plus an integrated gas hob with extractor hood over. Other integrated appliances include a fridge/freezer, washing machine and dishwasher. Cupboard housing a wall mounted gas boiler. Part tiled walls and luxury vinyl flooring. Inset ceiling spotlights. Double glazed window to the rear aspect and a part glazed door leading to the rear garden.



## Landing

Providing access to the bedrooms and bathroom. Fitted carpet. Hatch to part boarded loft space with ladder access.

## Bedroom One

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



## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet.



## Bathroom

A modern and stylish bathroom, recently refitted, and comprising a WC, vanity unit with wash hand basin above and panelled bath with electric Triton shower over. Tiled walls and tiled floor. Heated towel rail. Extractor fan. Inset ceiling spotlights. Airing cupboard housing the hot water cylinder.



## Front Of Property

Laid mainly to lawn with a path leading to the Upvc double glazed

front door and storm porch, with a flower border adjacent to the property. Boundary fencing to the right hand side.



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.)

### Rear Garden

A well kept garden, laid mainly to lawn. with a block paved patio immediately adjacent to the property. Outside tap, security light and external power point. Recently erected shed. Boundary fencing with gated pedestrian access which leads to the allocated parking.



### Parking

The property benefits from two allocated car parking spaces which are accessed from the rear of the property.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

### Disclaimer

Approximate Gross Internal Area = 57.13 sq m / 615 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	