



Located in a popular residential area of Central Dunstable, Bradshaws are marketing this stunning four bedroom detached property, set within a small development of similar family homes. The property is within close proximity to Central Dunstable and within walking distance to numerous local amenities.

Tastefully presented throughout this much-loved family home offers a spacious sitting room and separate dining room, a modern kitchen (with some integrated appliances) and downstairs WC. Upstairs features four spacious bedrooms with en-suite to the master bedroom and a family bathroom.

The front of the property offers driveway for two cars and the rear of the property features a delightful and enclosed rear garden with patio, offering the perfect space to relax and entertain. Internal viewings are strongly recommend to appreciate this family home.



## Entrance Hall

Providing access to all ground floor accommodation with and double glazed composite front door. Double glazed window to the front. Stairs rising to the first floor accommodation. Karndean flooring. Radiator. Under stair storage cupboard. Central heating thermostat. Coved ceiling.

## Cloakroom

Fitted to comprise a close coupled w/c with concealed cistern. Wash hand basin set into a vanity unit with storage under and further storage unit to the side. Karndean flooring. Heated towel rail. Extractor.

## Lounge

A spacious rear aspect room with a feature box bay incorporating french doors. Feature surround with marble surround, hearth and coal effect gas fire. Karndean flooring. Two radiators. Coved ceiling.



## Dining Room

Feature box bay double glazed window to the front aspect. Karndean flooring. Radiator. Coved ceiling.



## Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated eye level oven and grill. Five ring gas hob with an extractor hood over. Display units. Space for an American style refrigerator / freezer and wine

chiller. Space and plumbing for a washing machine and dishwasher. Part tiled walls. Tiled floor. Inset spot lights to the ceiling. Double glazed window to the rear aspect. Double glazed door leading out into the rear garden. Radiator.



## Landing

Providing access to all first floor accommodation with fitted carpet and hatch to the lift space. Radiator. Airing cupboard housing the hot water tank. Coved ceiling.

## Master Bedroom

Feature double glazed windows to the front aspect. Built in wardrobes. Fitted carpet. Radiator. Coved ceiling.



## Ensuite Shower Room

Tastefully fitted to comprise a shower enclosure with shower over. Panelled bath. Wash hand basin and close coupled w/c. Double glazed window to the front. Heated towel rail. Karndean flooring. Part tiled walls. Extractor. Inset spot lights to the ceiling.



### Bedroom Two

Double glazed window to the rear aspect. Built in wardrobes. Fitted carpet. Radiator. Coved ceiling.

### Bathroom

Fitted to comprise a panelled bath with glass screen and shower over. Wash hand basin and close coupled w/c. Double glazed window to the side. Heated towel rail. Karndean flooring. Part tiled walls. Extractor.



### Bedroom Three

Double glazed window to the rear aspect. Built in wardrobes. Fitted carpet. Radiator. Coved ceiling.

### To the Front

Drive way providing off road parking and access to the garage. The remainder being laid to lawn. Integral garage with an up and over door, light and power.



### Rear Garden

An enclosed and private south facing rear garden laid mostly to lawn with a patio area adjacent to the rear of the property. Boundary fencing. Mature shrubs, bushes and trees. Garden shed.

### Bedroom Four

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

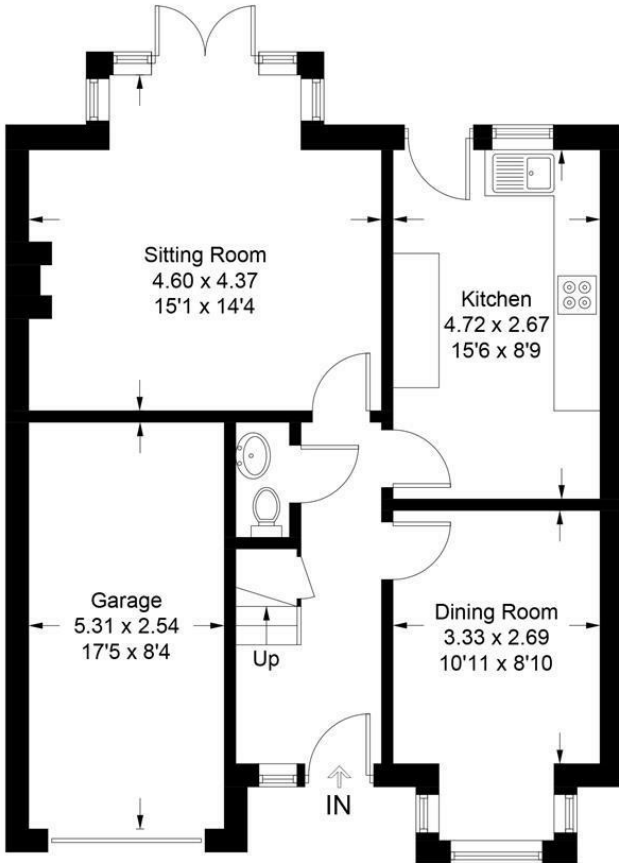




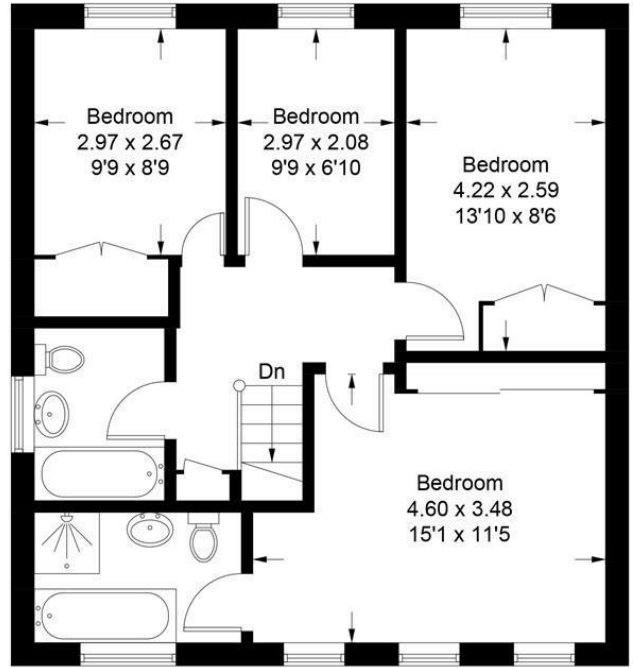
## Disclaimer

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 = 111.1 sq m / 1196 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 124.6 sq m / 1341 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100402)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	