



Bullpond Lane, South West Dunstable, LU6 3BJ

Asking Price £635,000

Located on one of the most prestigious roads in West Dunstable, this spacious detached family home offers an exceptional living experience with generous room sizes and excellent condition throughout. Situated on one of West Dunstable's premier roads, this home is located in a sought-after area, known for its proximity to local amenities including schools, parks, shops and Dunstable Downs. The driveway offers parking for up to four cars, complemented by a garage, providing convenience for families with multiple vehicles. Do not miss the chance to make this charming property your new home! ** In accordance to the 1979 Estate Agency Act, we would like to confirm this property is owned by an employee of Clements Estate Agents **

A deceptively spacious delightful four bedroom detached family home ideally situated for good local shops, amenities and transport links. The property boasts excellent decorative order, good sized rooms, well kept gardens, own driveway parking leading to a garage and a sought after location.

FRONT DOOR TO :

ENTRANCE PORCH

Window to side, front door leading to :

HALLWAY



A very well decorated with doors to rooms, stairs to the first floor, fitted carpet, radiator, heating thermostat.

CLOAKROOM



Low level WC, wash hand basin, tiled walls and flooring, window to side, built in cupboard.

FRONT RECEPTION ROOM 13'6 x 13 (4.11m x 3.96m)



Well decorated with a double glazed bay window to front, wall mounted radiator, fitted carpet

REAR RECEPTION ROOM 20'1 x 13 (6.12m x 3.96m)



A large spacious room with double glazed patio doors to rear, wall mounted fire, fitted carpet, wall mounted radiator.

KITCHEN / DINER 13'11 x 13'1 (4.24m x 3.99m)

A range of wall and floor mounted units with roll top work surfaces and inset sink with drainer. built in oven with hob, integral fridge/freezer, washing machine, tumble dryer and dishwasher, double glazed window to rear over looking the garden, door to side leading on to the enclosed side passage, wall mounted radiator.

FIRST FLOOR LANDING



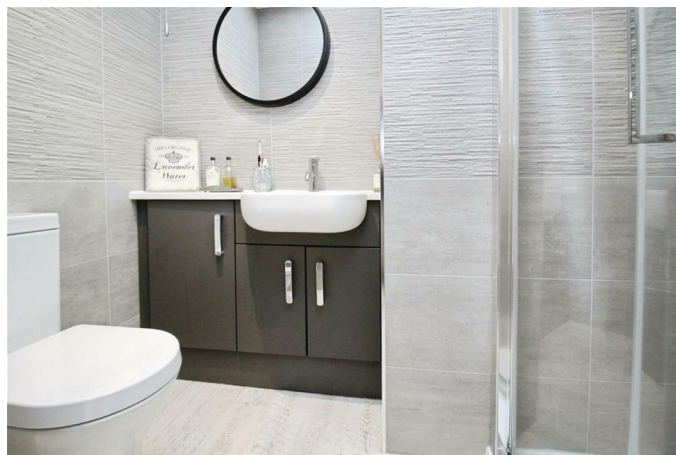
A bright well decorated landing with a frosted double glazed window to side, fitted carpet, doors to bedrooms, bathroom and built in cupboard, entrance to the loft.

BEDROOM 1 13 x 12 (3.96m x 3.66m)



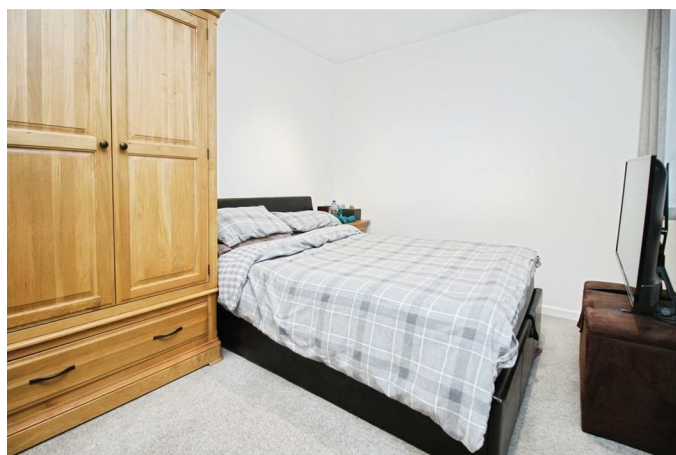
An excellent range of built in wardrobes, double glazed window to rear, fitted carpet, wall mounted radiator and concealed doors leading to :

EN SUITE SHOWER ROOM



A modern room comprising a walk in shower cubicle with wall mounted shower, WC, wash hand basin with storage cupboards beneath, tiled walls, heated towel rail.

BEDROOM 2 13'1 x 8'10 (3.99m x 2.69m)



Well decorated with a double glazed window to rear, wall mounted radiator, fitted carpet, broadband point.

BEDROOM 3 10'7 x 9'11 (3.23m x 3.02m)



Double glazed window to front, built in

wardrobes, wall mounted radiator, fitted carpet, broadband point.

BEDROOM 4 / DRESSING ROOM 10'6 x 7'10 (3.20m x 2.39m)

Currently used as a dressing room with fitted wardrobes (can easily be removed if required.) Double glazed window to front, wall mounted radiator.

FAMILY BATHROOM



A real feature of the property comprising a large jacuzzi corner bath, walk in shower cubicle with a rainfall style shower head, wash hand basin with storage cupboards beneath, low level WC, tiled walls, frosted double glazed window to front.

OUTSIDE



FRONT GARDEN & PARKING

Blocked paved area offering parking for numerous cars, access to side and further access to the side passage, various plants and shrubs.

GARAGE

A good sized single garage with the boiler

and tank to rear, wall mounted fuse box, power and light.

ENCLOSED SIDE PASSAGE WAY

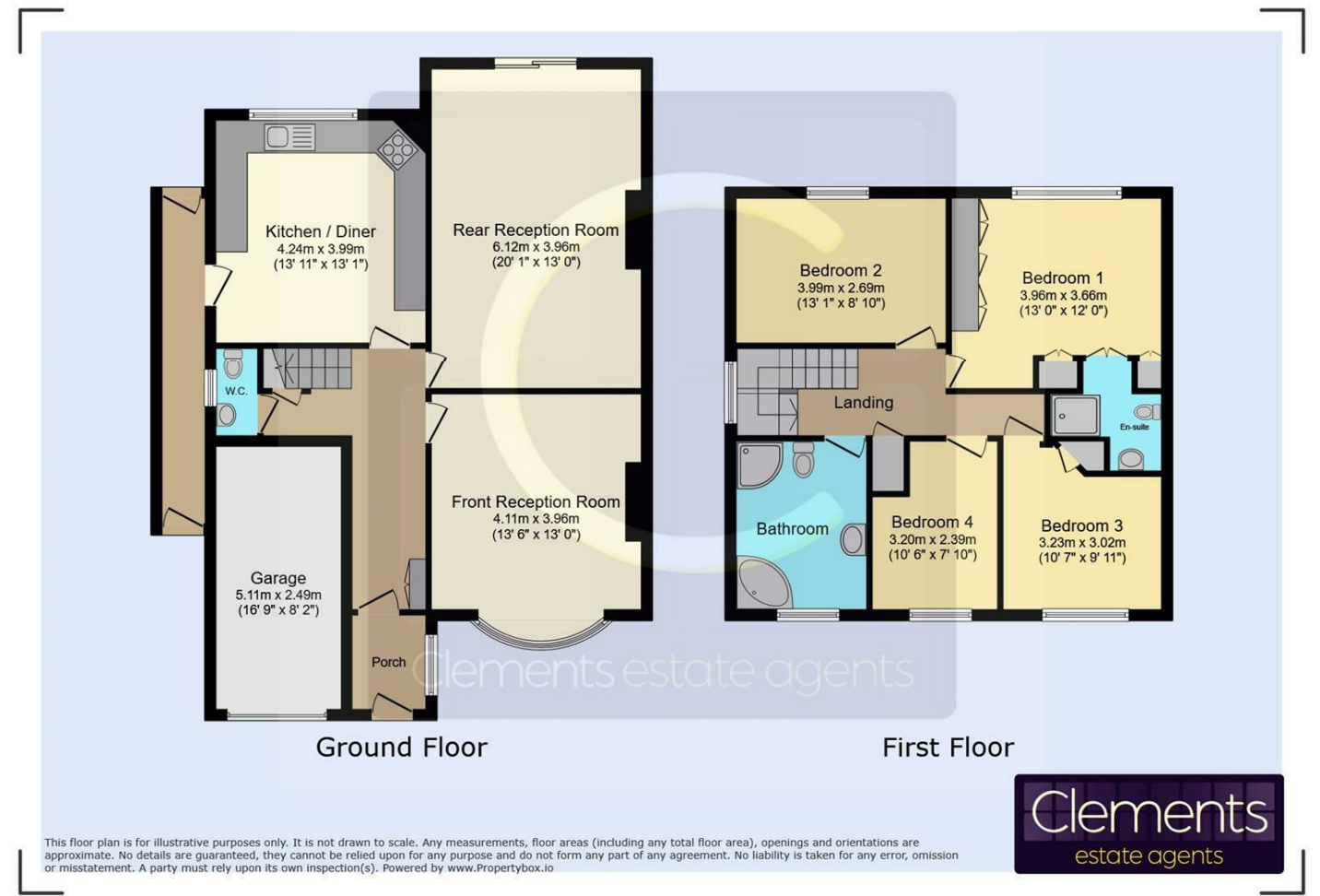
Enclosed area with doors to the front and rear.

REAR GARDEN



A good sized garden with a paved patio area, mainly laid to lawn with various trees, plants and shrubs, fence enclosed. outside tap and power, feature pergola to rear.

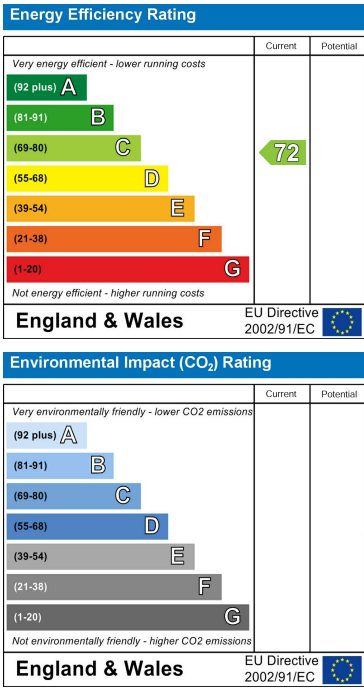
Floor Plan



Area Map



Energy Efficiency Graph



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