



High Street
Eaton Bray, LU6 2DW
£725,000

1st Choice Properties are pleased to offer this substantial four/five bedroom detached family home which offers large and versatile living accommodation. This property is set within the village of Eaton Bray nr Dunstable The accommodation comprises of large gravel driveway, entrance, entrance hall, lounge, dining room, study, kitchen, utility room, cloakroom, store room, snug/ family room, master bedroom with en-suite bathroom, three further bedrooms, family bathroom, gardens to front and rear. To avoid disappointment we strongly advise an early inspection.

Entrance

Part glazed entrance door, with side windows , carriage light

Entrance Hall



Dogleg staircase rising to first floor living accommodation, under-stairs storage cupboard, central heating thermostat, laminate flooring, double panel radiator, coving to ceiling ,Georgian panel door to :

Lounge

11'10" x 20'9" (3.62 x 6.34)



Feature log burner set in inglenook style fire place with brick surround and wooden mantel, two double panel radiators, laminate flooring, coving to ceiling , double glazed window to front aspect., double glazed sliding patio doors to garden.

Dining Room

10'11" x 14'6" (3.35 x 4.43)



Laminate flooring, double panel radiator, coving to ceiling, double glazed window to front aspect.

Study

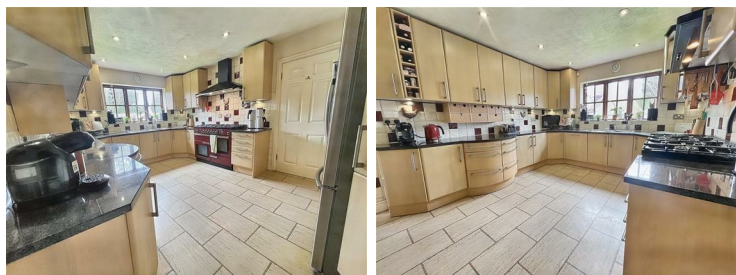
9'11" x 10'2" (3.03 x 3.11)



Laminate flooring, single panel radiator, coving to ceiling, double glazed window to rear aspect.

Kitchen

10'7" x 15'0" (3.23 x 4.59)



Fitted with a range of matching base and wall mounted units providing storage space and work surfaces, ceramic tiled surround, under cabinet lighting, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. range cooker with extractor hood over. recessed low- voltage spot lights., integrated dishwasher and microwave, space for large American style fridge/freezer, double panel radiator, ceramic tiled floor, double glazed windows to rear aspect

Rear Hallway



Stairs rising to snug/family room, ceramic tiled flooring, single panel radiators, doors to:

Utility Room

Fitted with base and wall mounted units with work top over, single drainer, single bowl stainless steel sink unit with mixer tap, ceramic tiled surround, wall mounted gas boiler serving domestic and general hot water system. heater and hot water timer, single panel radiator, ceramic tiled flooring, double glazed casement door to garden.

Cloakroom

Fitted two piece suit comprising of low-level wc, wall mounted corner wash hand basin, single panel radiator, ceramic tiled flooring, double glazed window to rear aspect

Storage Room

Vinyl flooring, single panel radiator, double glazed window to rear aspect.

Snug/ Family Room

17'3" x 18'11" (5.28 x 5.78)



Laminate flooring, double panel radiator, eaves storage space, double glazed dormer window to front aspect. skylight window to rear aspect..

First Floor Landing

Fitted carpet, coving to ceiling, access to loft space, Georgian panel doors

Main Bedroom

10'11" x 14'8" (3.33 x 4.48)



Fitted carpet, a range of built-in wardrobes providing hanging clothes rail and shelving, corner display unit, single panel radiator, double glazed dormer window to front aspect.

En-suite Bathroom



Coloured suite comprising of panel bath with mixer tap and shower attachment. shower screen, pedestal wash hand basin low-level wc. electric shaver point, fully tiled, single panel radiator. double glazed window to front aspect,

Bedroom 2

15'3" x 10'11" (4.67 x 3.35)



Fitted carpet, single panel radiator , double glazed window to front aspect

Bedroom 3

12'0" x 9'6" (3.68 x 2.90)



Single panel radiator double glazed window to rear aspect .

Bedroom 4

9'9" x 9'2" (2.98 x 2.81)



Fitted carpet, single panel radiator, double glazed window to rear aspect .

Bathroom



Coloured suite comprising of panel bath with mixer tap and shower attachment. pedestal wash hand basin low-level wc. electric shaver point, fully tiled, single panel radiator. airing cupboard, double glazed window to rear aspect,

Front Garden

Five bar gated access to gravel driveway garden, laid to lawn, with retaining flower and shrub borders ,

Rear Garden



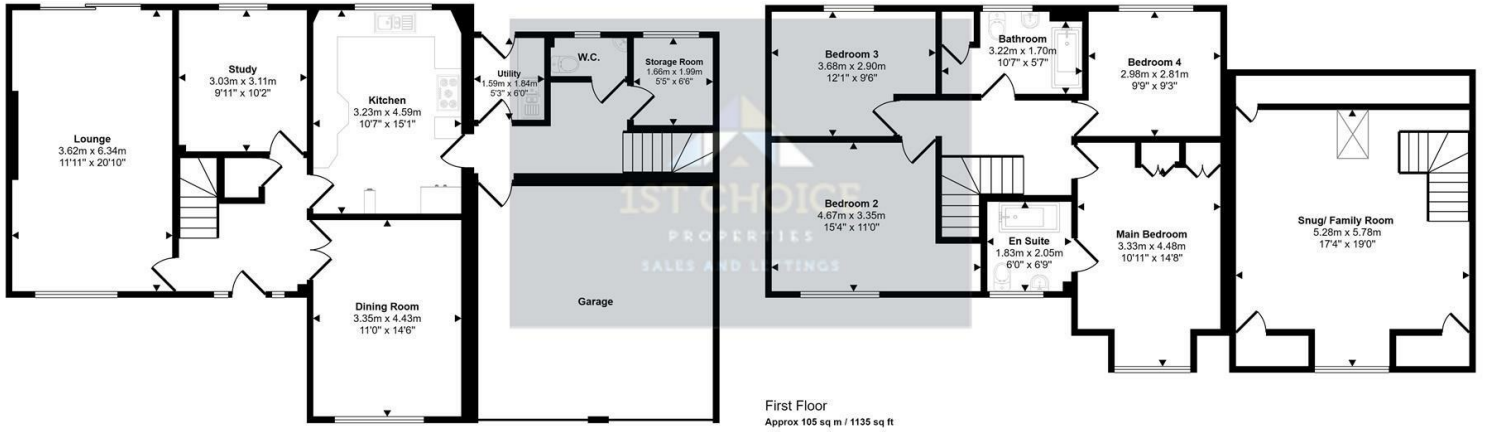
Laid to lawn with retaining flower and shrub borders and beds , laid patio, outside tap and security lights,, above ground swimming pool with decking, enclosed by panel fencing, gated access on side of property.

Double Garage

Gravel driveway for several vehicles leading to double integral garage with electric up and over doors, power and light, personal door to rear hallway .



Approx Gross Internal Area
227 sq m / 2448 sq ft



Ground Floor
Approx 122 sq m / 1313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

www.1stchoice-properties.co.uk

Lovat Bank, 37 Silver Street, Newport Pagnell, Buckinghamshire, MK16 0EJ | T. 01908 991277 | E. info@1stchoice-properties.co.uk
Registered in England No. 9306317 | Registered Office 1st Choice Properties St Albans Ltd. Lovat Bank, 37 Silver Street, Newport Pagnell, Buckinghamshire, MK16 0EJ