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Alder House, 90 The Rye, Eaton Bray, Dunstable, LU6 2BQ

# Alder House, 90 The Rye, Eaton Bray, Dunstable, LU6 2BQ

## Offers In Excess Of £850,000

- EXCLUSIVE GATED DEVELOPMENT
- SEPARATE UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE and DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR
- BACKING ONTO OPEN FIELDS
- LOUNGE with VAULTED CEILING and LOG BURNER
- AIR SOURCE HEAT PUMP - EPC RATING B
- HIGH SPECIFICATION AND WELL APPOINTED KITCHEN DINING ROOM with BI-FOLD DOORS to GARDEN
- THREE EN-SUITES and FAMILY BATHROOM
- LANDSCAPED WRAP AROUND GARDEN

Hunters are delighted to market this luxurious property nestled within the Bedfordshire village of Eaton Bray. Constructed in 2021, Alder House stands as one of only four residences within this exclusive gated development.

At the heart of this substantial family home is the open plan kitchen and family dining area, equipped to an impeccable standard and featuring an island with built-in wine fridges, instant boiling water tap, discreet surround sound music system and integrated appliances. There is a tucked away and separate utility room.

The lounge has a vaulted ceiling plus a log fire burner, and there are extensive bi-fold doors from both the lounge and the kitchen into the garden. There is a second reception room, offering ideal and flexible space as an office, family room or bedroom with en-suite guest bathroom. Completing the ground floor is the downstairs cloakroom which is located off the sizeable entrance hall.

To the first floor the main bedroom has built-in wardrobes and stylish en-suite bathroom, the guest bedroom also has it's own en-suite and built-in wardrobes whilst the third bedroom is currently utilised as a dressing room with built-in wardrobes. Completing the accommodation is the modern family bathroom with free standing bath.

The wrap-around garden, complete with a manicured lawn, is both expansive and secluded and positioned in one corner of the garden is a heated luxury dining gazebo.

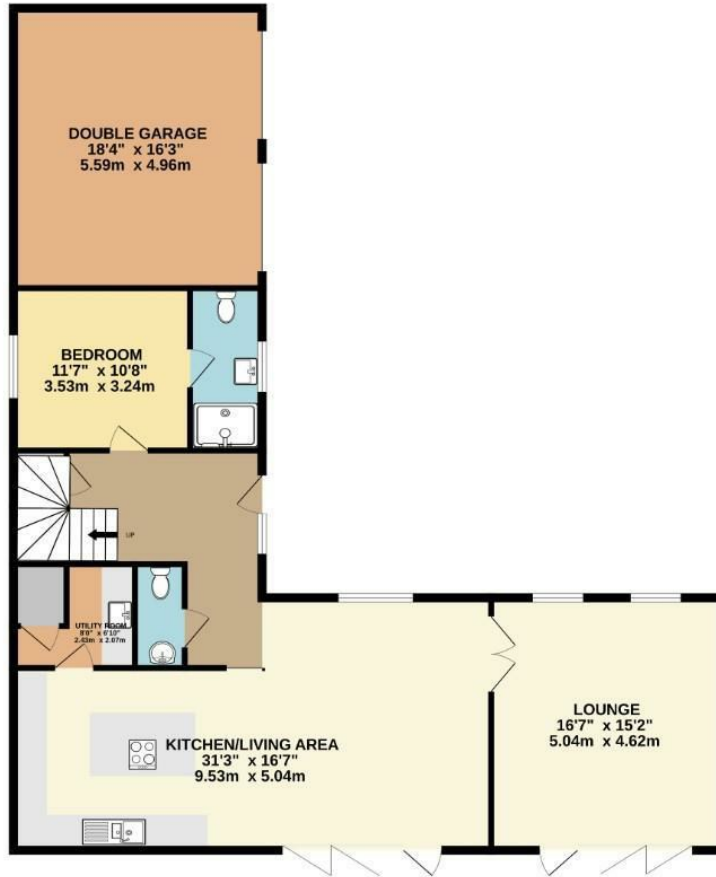
The double garage, featuring electric doors and loft storage space, is an ideal addition to this residence and currently houses a built-in dog shower. Driveway parking is available in front of the garages.

Surrounded by open countryside this property is highly energy efficient with an air source heat pump system that provides central heating supplying to the under floor heating on the ground floor including the radiators to the second floor and hot water. The EPC rating is B.

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GROUND FLOOR  
1398 sq.ft. (129.8 sq.m.) approx.

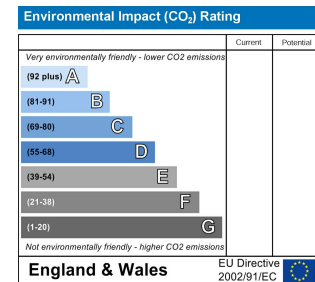
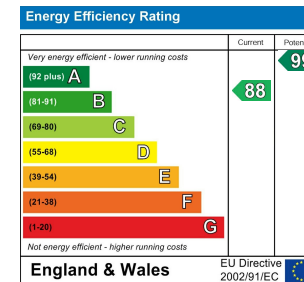


1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Entry via a composite door. Double glazed window to front aspect. Stairs rising to the first floor. Under stairs storage cupboard. Amtico flooring.

### Lounge

Double glazed windows to front aspect. Amtico flooring. Feature log burner. Bi-folding door opening to the landscaped rear garden.

### Kitchen/Dining Room

Open plan living area. Dual aspect double glazed windows. Bi-folding doors opening to the landscaped rear garden. A range of floor and wall mounted units consisting of drawers and cupboards with a Marble worktop over with matching island. 1½ bowl stainless steel sink. Instant boiling water tap. Four ring induction hob with centre extractor. Double electric oven with integral microwave and warming drawer. Integrated dishwasher, drinks fridge and fridge-freezer. Amtico flooring.

### Utility Room

Double glazed window to side aspect. Floor and wall mounted units with a Marble worktop over. Amtico flooring. Single bowl stainless steel sink. Cupboard with hot water tank. Plumbing for a washing machine and space for a tumble dryer.

### Cloakroom

Two piece suite comprising; W/C and wash hand basin. Amtico flooring.

### Bedroom Three

Double glazed window to rear aspect. This room can also be used as a home office. Amtico flooring with under floor heating.

### En-suite

Double glazed window to front aspect. Three piece suite comprising of a walk-in shower, W/C and wash hand basin. Porcelanosa tiled flooring and heated towel rail.

### Landing

Double glazed floor to ceiling window to front aspect. Amtico flooring. Radiator. Doors to;

### Main Bedroom

Double glazed window to rear aspect. Built-in wardrobe. Radiator. Amtico flooring. Door to ensuite.

### En-suite

Skylight. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Heated towel rail. Porcelanosa tiled flooring.

### Guest Bedroom

Double glazed window to rear aspect. Built-in wardrobe. Amtico flooring. Door to ensuite

### En-suite

Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Porcelanosa tiled flooring

### Bedroom Four

Double glazed window to side aspect. Built-in wardrobes. Amtico flooring. Access to the loft.

### Bathroom

Three piece bathroom suite comprising; free standing bathtub with mixer taps, W/C and wash hand basin. Tiled flooring and heated towel rail. Skylight.

### Front

Access to the double garage. Driveway parking for multiple vehicles. Laid lawn with a path leading to the front door

### Double Garage

Electric roller doors. Fully boarded loft space with loft ladder. Power and lights.

### Rear

Enclosed landscaped wrap around rear garden. Mainly laid to lawn with a patio seating area. Heated dining pod. Shed

### Location


The village of Eaton Bray is surrounded by beautiful countryside and is conveniently located for major towns such as Leighton Buzzard and Tring, both offering mainline railway access into London Euston.

The village, along with the adjoining village of Edlesborough, offers a number of local shops and businesses, including newsagents, hairdresser, florist, post office, butcher and local family run store, popular pubs and restaurants. Educational facilities include the Eaton Bray Academy, and the area also offers some excellent private educational facilities.

### Agent Note

10 year new build warranty from February 2021.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		99
(92 plus) <b>A</b>	88	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





