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4 The Nurseries, Eaton Bray, Dunstable, LU6 2AX



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### Offers In Excess Of £625,000

- FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY PARKING and DOUBLE GARAGE
- VILLAGE LOCATION
- WELL APPOINTED KITCHEN
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- ENSUITE TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- WELL PRESENTED THROUGHOUT
- WRAP AROUND GARDEN
- INTERACTIVE VIRTUAL TOUR

Tucked away in the charming Bedfordshire village of Eaton Bray, this beautifully presented four-bedroom detached family home offers a spacious and modern living environment, all within easy reach of local amenities.

Upon entering the property, you're welcomed by a bright entrance hall leading into a generous lounge complete with an open fireplace, creating a cosy focal point. Flowing from the lounge is a light-filled conservatory—currently used as a dining room—with French doors that open out onto the rear garden, ideal for indoor-outdoor living.

The stylish and well-appointed kitchen features integrated appliances and opens into a second dining area, which also benefits from patio doors to the garden, creating a perfect space for family meals or entertaining guests. A convenient downstairs cloakroom completes the ground floor.

Upstairs, you'll find four well-proportioned bedrooms, three of which are doubles. The principal bedroom benefits from a modern en-suite shower room, while a contemporary family bathroom serves the remaining rooms.

Externally, the rear garden is mainly laid to lawn with a patio seating area—perfect for summer evenings. Mature flower beds add colour and character, and a side gate provides access to the driveway. The front garden is equally impressive, featuring manicured lawns, established trees, and hedges that enhance the property's curb appeal.

A generous driveway provides ample off-road parking and leads to a double garage equipped with power and lighting. Additional outdoor features include an external water tap and power outlets.

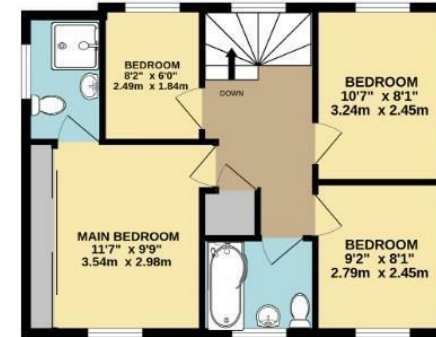
Positioned on a substantial plot, the wraparound gardens contribute to a sense of openness and flexibility, making this an ideal home for families seeking both indoor comfort and outdoor space.

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GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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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