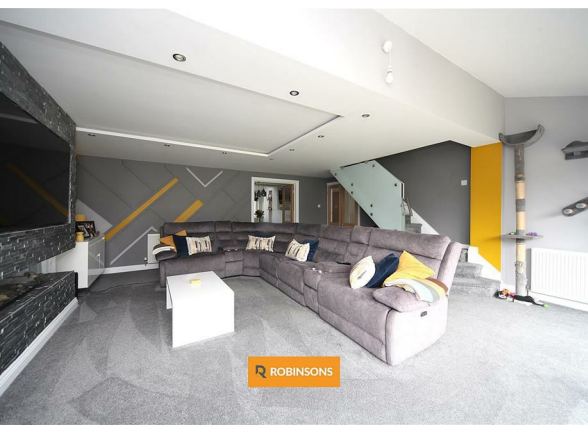
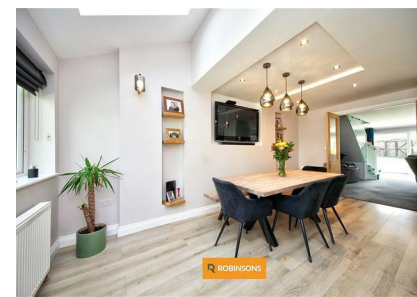
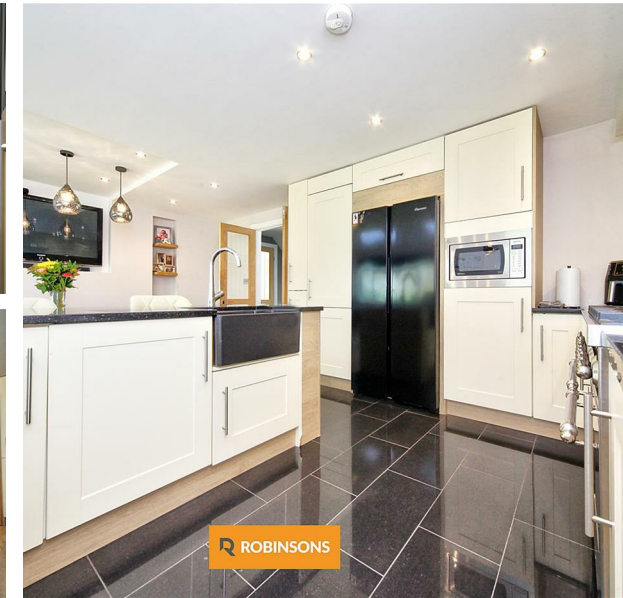


9 Melton Walk, Houghton Regis, Dunstable, Bedfordshire, LU5  
5QD  
Fixed Asking Price £435,000

**ROBINSONS**



SPACIOUS FOUR BEDROOM FAMILY HOME IN A SOUGHT AFTER HOUGHTON REGIS LOCATION, OFFERING GENEROUS LIVING SPACE, WELL PROPORTIONED BEDROOMS AND A PRIVATE GARDEN, WITH EXCELLENT ACCESS TO LOCAL SCHOOLS, SHOPS, THE A5, M1 AND WOODSIDE LINK.

This impressive home on Melton Walk has been renovated to a very high standard throughout and offers a superb layout, with spacious modern accommodation extending to approximately 159.8 square metres. The ground floor features a large living room measuring over 19ft by 19ft, providing an excellent space for both relaxing and entertaining. To the rear, the property boasts a generous open plan kitchen diner, offering extensive worktop space, ample storage and a natural hub for family life. A useful utility room, ground floor W.C. and additional storage complete this level.

On the first floor are four well proportioned bedrooms, including a generous principal bedroom with a walk in wardrobe and an en suite ready to install with plumbing in place. Bedrooms two and three both benefit from stylish mezzanine levels, ideal for sleeping, studying or play, all served by a modern family bathroom off a well planned landing. Street parking is conveniently available to the rear of the property, offering easy and flexible parking with no allocated restrictions.

Ideally positioned for families, the property falls within easy reach of popular local schools including Houghton Regis Academy, All Saints Academy and several nearby primary options. Everyday amenities, supermarkets and local shops are close by, while excellent transport links include the A5, M1 (J11A), the Woodside Link and regular bus routes into Dunstable.



Total Area: 159.8 m<sup>2</sup> ... 1721 ft<sup>2</sup>

Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



20 West Street  
Dunstable  
Bedfordshire  
LU6 1SX  
01582 661112  
sales@robinsons-estates.co.uk  
<https://www.robinsons-estates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	