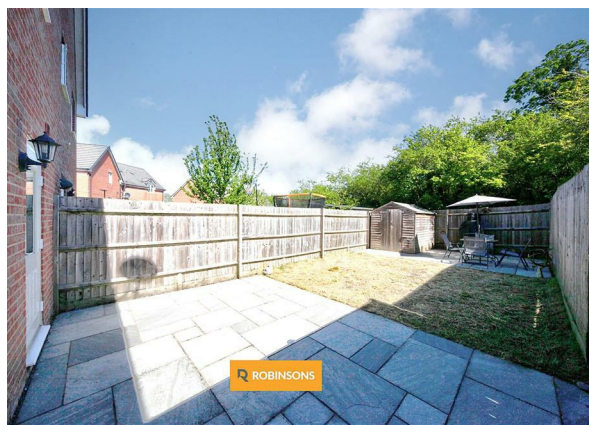
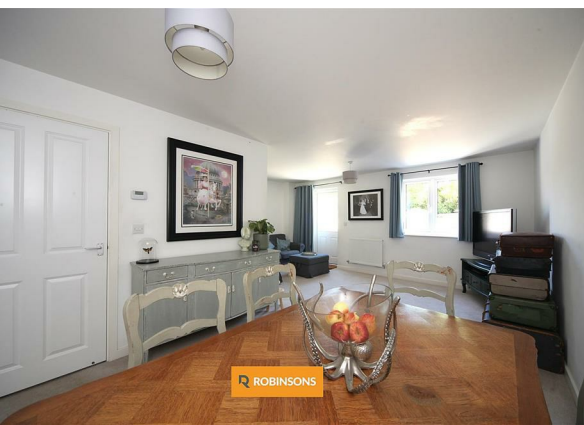
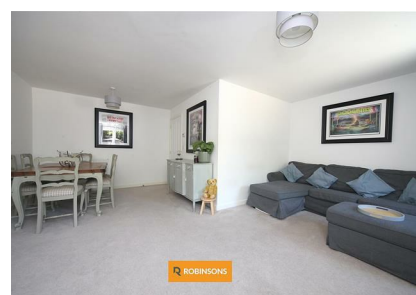


27 The Baulk, Houghton Regis, Dunstable, LU5 6GG
Offers In Excess Of £325,000

ROBINSONS



MODERN THREE BEDROOM FAMILY HOME IN A QUIET BIDWELL CUL DE SAC WITH ALLOCATED OFF ROAD PARKING AND EXCELLENT TRANSPORT LINKS.

Situated within a popular modern development in the sought after Bidwell area of Houghton Regis, this attractive three bedroom home offers stylish and practical living throughout. Built in 2017, the property benefits from an impressive EPC rating of B, with potential to improve to an A, making it an energy efficient choice for modern family life.

The ground floor offers a welcoming entrance hall, a modern fitted kitchen positioned to the front of the property, a convenient downstairs WC, and a spacious living and dining room to the rear with direct access to the garden, creating an ideal space for both relaxing and entertaining.

Upstairs, the property features three bedrooms and a contemporary family bathroom. The layout includes a generous principal bedroom, a further well proportioned second bedroom, and a versatile third room ideal as a nursery, home office, or guest bedroom.



Total Area: 84.4 m² ... 908 ft²

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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	