



indigo
residential



122 Ashcroft Road, Luton

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Indigo Residential are delighted to introduce this exceptional **brand-new detached bungalow**, offering a rare opportunity to acquire a beautifully designed contemporary home in the highly sought-after Stopsley area of Luton. Finished to an impressive standard throughout, this superb residence combines modern architectural design with effortless single-storey living, while the benefit of **no upper chain** provides a straightforward opportunity for the new owner.

The property is conveniently located for local shops, doctors, supermarkets, cafés and a variety of everyday facilities. Luton International Airport and Luton Thameslink station are both approximately 1.3 miles away, whilst the M1 motorway is also within easy reach, providing excellent connections both north and south. Approached via a private gated driveway, the property immediately delivers a sense of privacy and exclusivity. The spacious entrance hall provides access to three well-proportioned bedrooms, each benefiting from excellent natural light and carefully considered proportions. The principal bedroom enjoys the added luxury of a beautifully appointed en-suite shower room, creating a private and tranquil retreat. At the heart of the home is an impressive open-plan kitchen and living space, designed perfectly around modern family life and entertaining. Large patio doors provide an exceptional connection between the interior and rear garden, allowing natural light to flood the room while creating a seamless transition between indoor and outdoor living. The contemporary kitchen is beautifully appointed with a range of stylish cabinetry, elegant work surfaces and integrated appliances, creating a sophisticated yet highly practical centrepiece to the home. The accommodation is further complemented by a beautifully finished family bathroom, underfloor heating, high-quality flooring and excellent storage throughout. The property also benefits from an **Ecodan air-source heat pump**, providing an efficient and economical heating solution and further enhancing the modern credentials of this impressive new home. The garden provides the perfect setting for outdoor dining, entertaining or simply enjoying a peaceful summer evening. Combining contemporary design, energy-efficient technology and beautifully considered accommodation, this outstanding bungalow represents a rare opportunity to acquire a **brand-new detached home in one of Stopsley's most desirable locations**.

- Stunning new build detached bungalow



Entrance Hall

6' 11" x 5' 4" (2.11m x 1.62m)

Lounge/Diner

19' 3" x 12' 3" (5.88m x 3.74m)

Kitchen

14' 3" x 9' 8" (4.35m x 2.95m)

Bedroom 1

14' 10" x 10' 11" (4.53m x 3.33m)

Bedroom 2

11' 3" x 9' 7" (3.43m x 2.93m)

Bedroom 3

9' 8" x 7' 3" (2.94m x 2.20m)

Bathroom

4' 7" x 4' 7" (1.40m x 1.40m)

En-suite

7' 3" x 4' 3" (2.22m x 1.30m)

