



Set within the desirable Turnpike Drive area of North Luton, this beautifully extended semi-detached house offers an exceptional living experience for families seeking both space and comfort.

With its high specification and thoughtful improvements, this semi-detached home is not just a house; it is a place where cherished memories can be made. Whether you are looking to settle down in a vibrant community or seeking a family-friendly environment, this property on Turnpike Drive is an opportunity not to be missed.

The property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The large lounge and dining room create a welcoming atmosphere, while the extended rear aspect kitchen and living room serve as the heart of the home, perfect for family gatherings and culinary adventures.

This residence features three generous bedrooms, ensuring that everyone has their own private space. The first-floor bathroom and convenient ground-floor shower room add to the practicality of the home, catering to the needs of a busy family lifestyle.

Outside, the enclosed rear garden is a delightful retreat, complete with a brick-built shed for additional storage. The driveway accommodates parking for two vehicles, and there is also access to the integral garage, enhancing the convenience of this property.

### Entrance Lobby

Double glazed composite door to the front aspect. Tiled floor. Radiator. Feature oak glazed french doors leading to:

### Lounge / Dining Room

Large double glazed window to the front aspect and french doors leading to the rear garden. Engineered wood flooring. Two radiators. Feature fire place with electric fire. Coved ceiling. Stairs riding to the first floor accommodation. Under stairs 'smart storage'.



### Kitchen / Living Room

Offered by way of a recent extension with bi-folding doors to the rear garden and skylights to the ceiling. Double glazed window to the side aspect. Twin feature vertical radiators. Wood laminate flooring.



### Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. Feature area island with storage under and an inset drainer sink unit. Integrated appliances include; eye level oven and grill, induction hob with an extractor hood over, dishwasher.

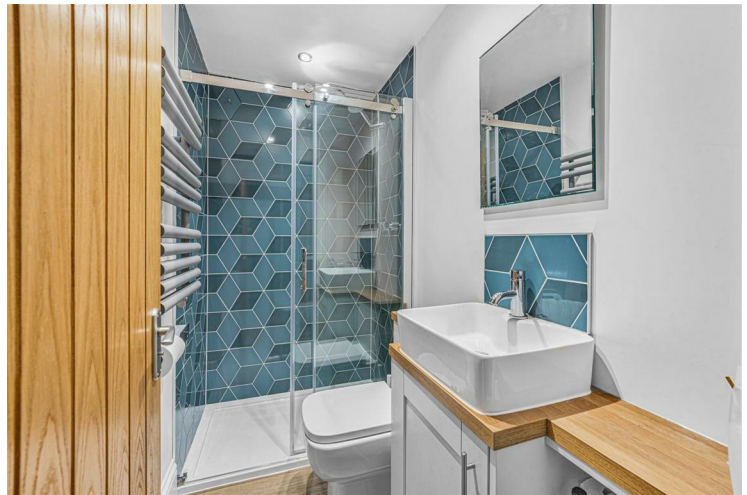


### Inner Lobby

Providing access to the ground floor shower room and onward to the integral garage. Fitted with wall level units and a work surface with space and plumbing for a washing machine and tumble dryer. Wood laminate flooring. Inset spot lights to the ceiling.

### Ground Floor Shower Room

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit and a shower enclosure with hand held shower attachment and rainfall shower over. Part tiled walls. Wood laminate flooring. Heated towel rail. Inset spot lights to the ceiling.



### Landing

Providing access to all first floor accommodation with a double glazed window to the side aspect. Fitted carpet. Coved ceiling. Hatch to the loft.

### Bedroom One

Double glazed window to the front aspect. Twin fitted wardrobes. Fitted carpet. Radiator. Inset spot lights to the coved ceiling.



## Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes and built in cupboard. Fitted carpet. Radiator. Inset spot lights to the coved ceiling.



## Bedroom Three

Double glazed window to the front aspect. Fitted wardrobe. Fitted carpet. Radiator. Inset spot lights to the ceiling.

## Family Bathroom

Tastefully fitted to comprise a w/c with a concealed cistern and wash hand basin fitted to a large vanity unit with ample storage. Panelled bath. Walk in shower enclosure with a hand held shower attachment and rainfall shower over. Part tiled walls. Heated towel rail. Wood laminate flooring. Inset spot lights to the ceiling. Double glazed window to the rear aspect.



## To The Front

Driveway providing off road parking and onward access to the garage with the remainder being laid to artificial grass. Privet hedge to one boundary.

## Garage

An integral garage with an up and over door. Light and power. Wall mounted boiler (serving all heating and hot water requirements). Door leading to the inner lobby.

## Rear Garden

A private and enclosed rear garden with brick retaining walls with in-fill fence panels to all boundaries. Patio area adjacent to the rear of the property with the remainder being laid to artificial grass. Shrub bed. Mature tree and bushes. Brick built storage shed.



## Further Property Information

The current owners have significantly upgraded the property in recent years, including the installation of a new pressurised heating system with radiators and a combi boiler (2020), along with a new electrical consumer unit (2020). The interior has been enhanced with upgraded doors, skirting, and architraves throughout, while the kitchen and bathrooms were modernised between 2020 and 2021. New windows and doors have also been installed throughout between 2020 and 2024. The living area benefits from an engineered oak floor, with laminate flooring fitted in the kitchen and additional areas. Skylights are electrically operated via a wall-mounted remote, and the garage houses the pressurised combi boiler, which is controlled by a Nest system.

## Viewing

All viewings are strictly by appointment through Bradshaws.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area  
 Main House = 122.26 sq.m / 1316 sq.ft  
 Outbuilding = 3.90 sq.m / 42 sq.ft  
**Total = 126.16 sq.m / 1358 sq.ft**

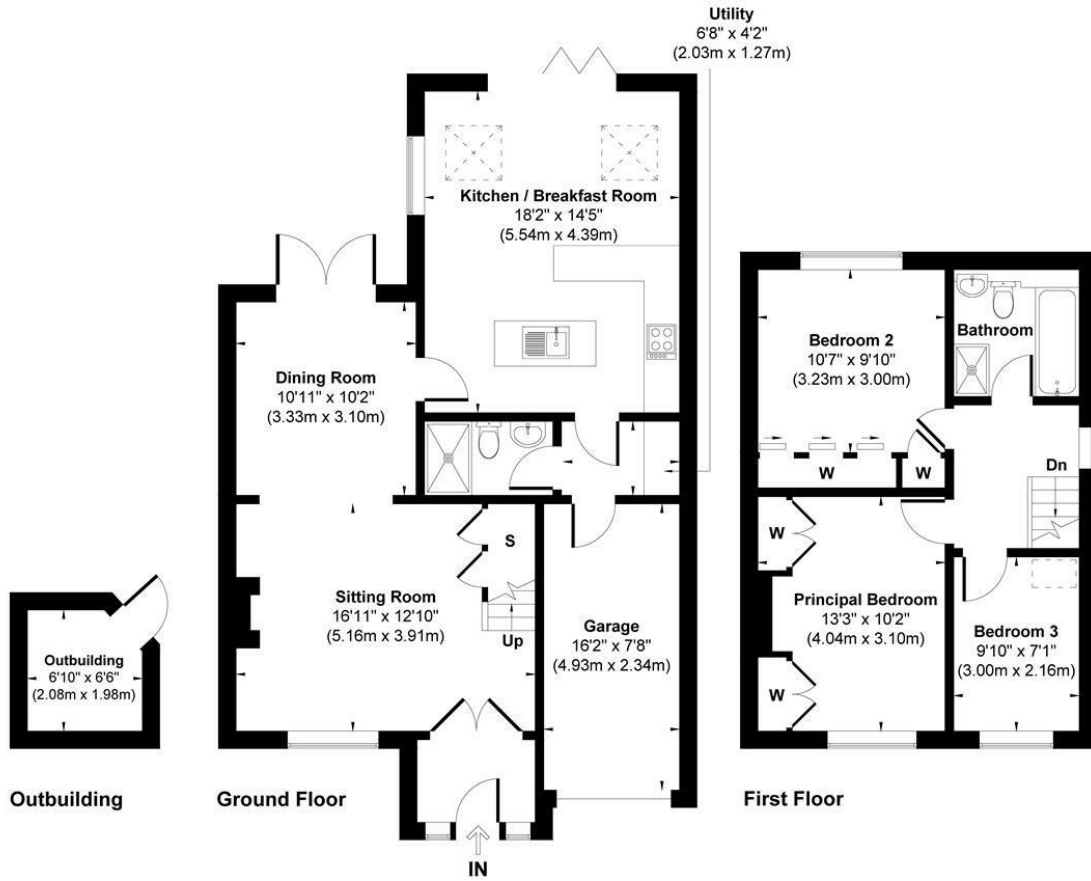


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: C  
 EPC Rating: C