





## Property Description

Connells LUTON are please to offer this spacious and beautifully presented family home in a highly desirable neighbourhood, this impressive five-bedroom property is sure to exceed expectations.

Thoughtfully arranged over three floors, it offers bright, modern and well-proportioned rooms that cater perfectly to family life.

The ground floor welcomes you with a generous entrance hall leading to a charming bay-fronted living room, ideal for cosy evenings.

A separate family room offers versatile additional space for children, entertaining, hobbies or relaxation. The well-designed kitchen/breakfast room serves as the heart of the home, perfect for everyday dining and gatherings.

A utility room and contemporary wet room complete this level.

To the first floor, you'll find three spacious double bedrooms along with a beautifully refitted family bathroom, finished to a high standard.

The second floor provides a superb private suite—an expansive double bedroom with French doors opening onto a Juliet balcony, overlooking the rear garden. A stylish modern bathroom completes this peaceful retreat, ideal for older children, guests or parents seeking added privacy.

## Entrance Porch

Door to front. Door to entrance hall.

## Entrance Hall

Stairs rising to first floor.

## Lounge

Double glazed bay window to front. Radiator. TV and Telephone point.

## Dining Room

Double glazed window to side. Radiator.

## Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Double glazed doors to rear garden

## Wet Room

Fitted with low level wc. Wash hand basin.

## Utility Room

## First Floor Landing

Stairs rising from first floor. Double glazed window to side. Stairs rising to second floor.

## **Bedroom One**

Double glazed bay window to front. Radiator.

## **Bedroom Two**

Double glazed bay window to rear. Radiator.

## **Bedroom Three**

Double glazed window to rear. Radiator.

## **Second Floor Landing**

Stairs rising from first floor. Double glazed window to front and side.

## **Bedroom Four**

Double glazed window to front. Radiator.

## **Bedroom Five**

Double glazed window to rear. Radiator.  
Double glazed patio doors to balcony.

## **Shower Room**

Fitted with low level wc. Wash hand basin.  
Corner shower cubicle. Partly tiled. Extractor  
fan. Double glazed window to rear

## **Outside**

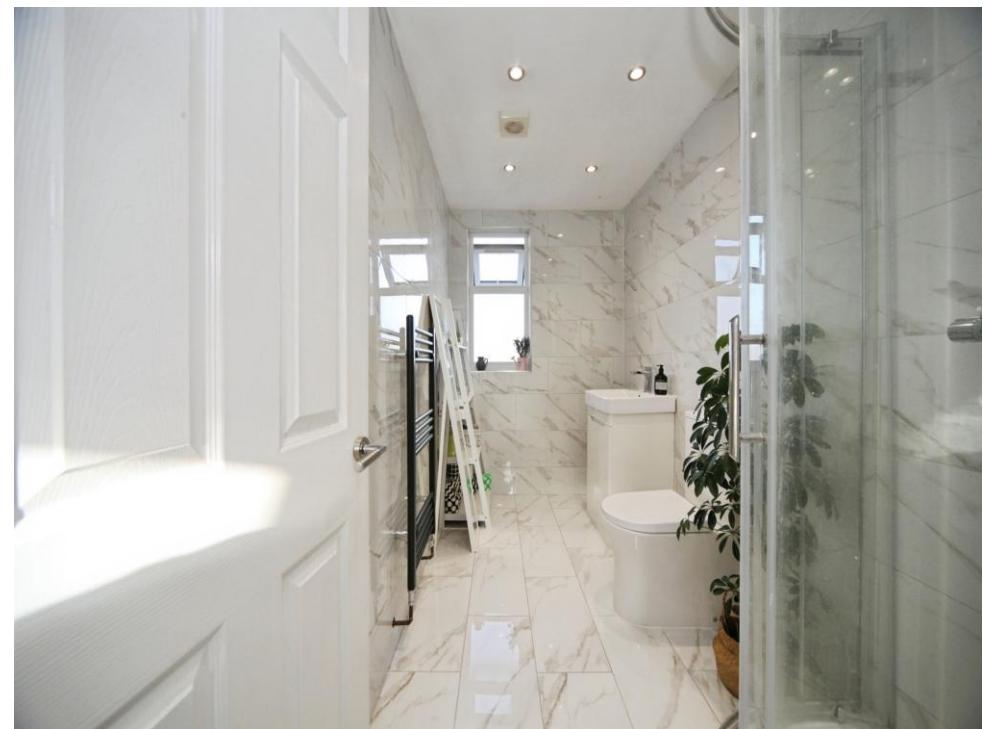
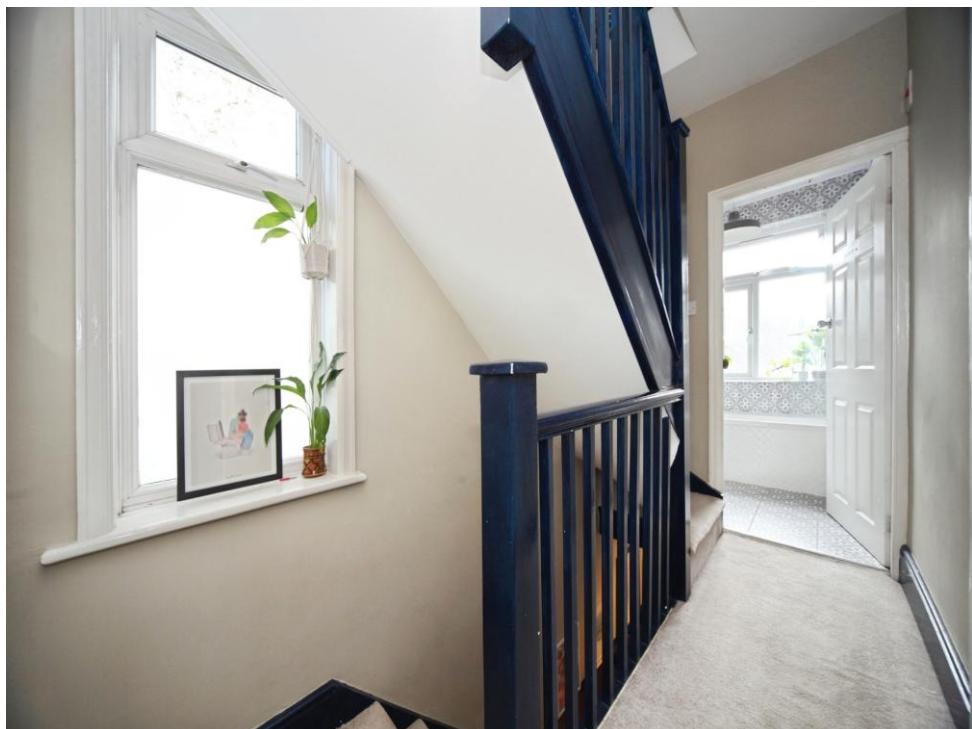
## **Front Garden**

Block paved. Side access to rear garden.

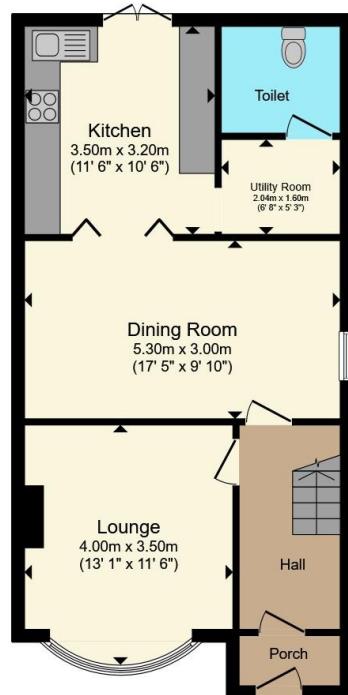
## **Rear Garden**

Enclosed by panelled fencing. Paved patio  
area. Mainly laid to lawn.

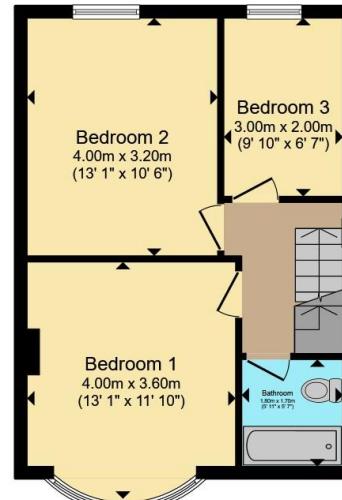




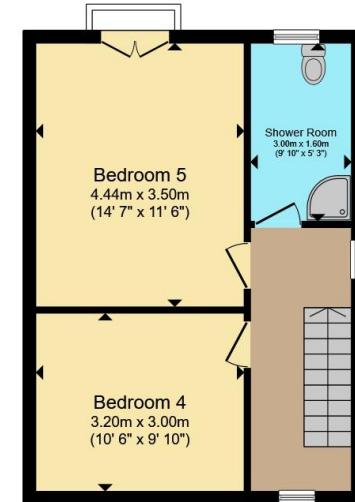




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 137.5 m<sup>2</sup> (1,480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/LUT317938](http://connells.co.uk/Property/LUT317938)



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