



Currency Close Dunstable LU6 1FZ

for sale offers in excess of
£400,000



Property Description

Situated within the sought-after modern development of Currency Close, North Dunstable, this attractive four-bedroom family home offers spacious and versatile accommodation arranged across three floors, together with the remainder of the NHBC warranty.

The ground floor comprises a welcoming entrance hall, convenient cloakroom, and a stylish fitted kitchen featuring a bay window and ample storage and worktop space. To the rear of the property, the spacious lounge/dining room provides an excellent family living space, with double doors opening onto the private rear garden.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The top floor is dedicated to the principal bedroom, complete with built-in wardrobes, a dressing area, and an en suite shower room.

Outside, the secluded rear garden provides a private space to relax and entertain. The property is ideally located for commuters, offering excellent access to Junction 11a of the M1, the A5, and nearby rail links. Totternhoe Knolls nature reserve is also within walking distance, providing beautiful countryside walks close to home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Vinyl flooring

Cloakroom

WC, wash hand basin, radiator

Kitchen

Bay fronted windows, fitted kitchen, work surfaces, integrated appliances, gas hob, cooker-hood, air vent, radiator

Lounge

Laminate flooring, patio doors to rear aspect

First Floor

Bedroom Two

Window to front aspect, radiator, carpet

Bedroom Three

Window to rear aspect, radiator, carpet

Bedroom Four

Window to rear aspect, built in wardrobes, radiator

Bathroom

WC, wash hand basin, bath with shower head, partly tiled, radiator, vinyl flooring

Second Floor

Bedroom One

Two skylights, built in storage, two radiators

En Suite

Window to front aspect, WC, double shower, radiator, vinyl flooring

Outside

Front Garden

Gravel

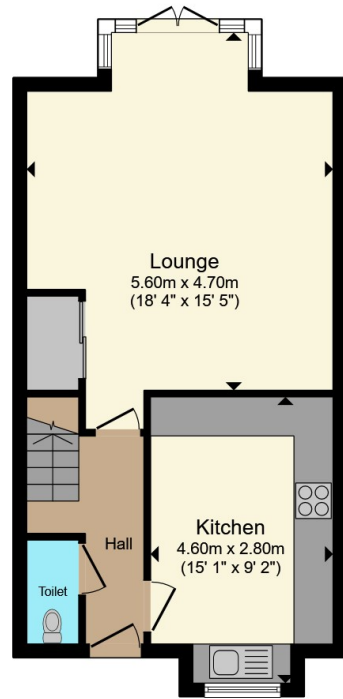
Rear Garden

Patio area, laid to lawn, shed

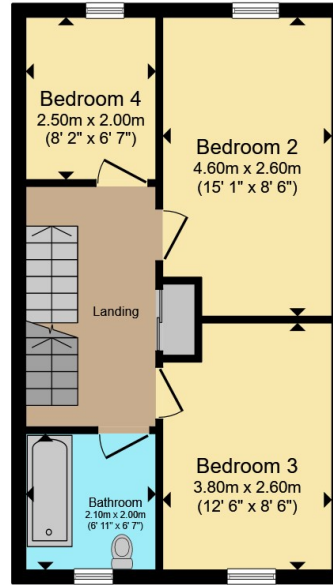




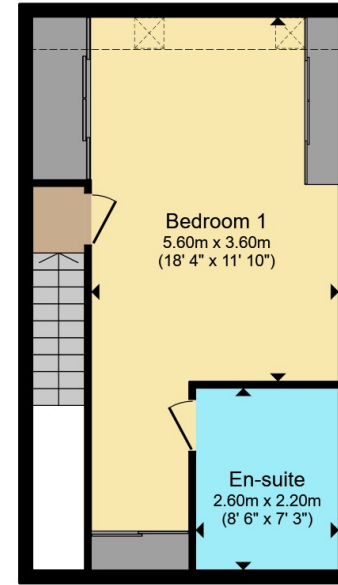




Ground Floor



First Floor



Second Floor

Total floor area 122.6 m² (1,320 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

Connells

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19 High Street North
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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