



A well-proportioned three bedroom home set within a quiet South West Dunstable cul-de-sac, offering generous ground-floor living, a stylish cloakroom, useful garage storage, driveway parking and an enclosed rear garden.

Positioned within a quiet cul-de-sac in South West Dunstable, this three bedroom family home offers a well-balanced layout, generous living space and a number of thoughtful improvements that make it particularly practical for modern family life.

The property opens into a welcoming entrance hallway, finished with wood-effect flooring and wall detailing, with stairs rising to the first floor and doors leading into the main ground floor rooms.

To the front of the home is a spacious sitting room, a comfortable and inviting reception space with a wide front-facing window allowing good natural light. The room is finished in neutral tones, with wood-effect flooring, dado detail and a feature fireplace surround providing a natural focal point.

To the rear, the dining room gives the home an excellent second reception area. Generous enough for a family dining table, it works well as the central point of the ground floor, linking back towards the sitting room and through to the kitchen. It is a sociable and flexible space, ideal for family meals, entertaining or day-to-day use.

The kitchen sits beyond the dining room and is arranged in a practical galley style, with a good range of fitted units to both sides, worktop space, tiled flooring, a gas hob and space for further appliances. Doors open directly onto the rear garden, creating an easy connection between the kitchen and outside space during the warmer months.

From the kitchen, an inner hallway leads through to one of the home's key improvements. The former garage has been cleverly divided, with the front section retained as a useful storage area, ideal for bikes, tools and household items, while the rear section has been converted into a stylish ground floor WC. Finished with panelling, a vanity basin, feature colour and a heated towel rail, this is a smart and practical addition.

## First Floor

To the first floor, the landing provides access to three bedrooms and the family bathroom.

The principal bedroom is positioned to the rear of the home, enjoying an outlook over the garden and providing a comfortable main bedroom space. To the front is a further bedroom, benefitting from fitted wardrobes and a wide front-facing window, making it a bright and practical second bedroom.

The third bedroom is also positioned to the front and is currently arranged as a child's room. It would also work well as a nursery, study or home office, depending on the buyer's needs.

The family bathroom is fitted with a modern suite, including a bath with shower over and glass screen, WC, vanity basin and tiled finishes, with a frosted window providing natural light.

## Gardens & Outside

To the front, the property benefits from driveway parking and access to the remaining garage storage area.

To the rear is an enclosed garden, arranged with a lawn, paved patio areas and planted borders. A covered pergola-style seating area creates a particularly useful outdoor entertaining space, ideal for barbecues, outdoor dining or simply enjoying the garden with a degree of shelter.

There is also a timber outbuilding, currently used as a home gym,

which would equally serve well as a home office, hobby room or excellent garden store. The garden is accessed directly from the kitchen and dining areas, giving the ground floor a practical and sociable connection with the outside space.

## Situation

Patterdale Close is a quiet residential cul-de-sac in South West Dunstable, well placed for local schools, amenities, open spaces and access into Dunstable town centre.

The area is convenient for everyday shopping, local services and nearby leisure opportunities, with Dunstable Downs and the surrounding countryside offering excellent outdoor space close by. Road links are also strong, with access towards the A5, M1 and wider commuter routes, while nearby rail connections from Leagrave and Luton provide services towards London.

## Why You'll Love This Home

This is a home that offers more than its original layout first suggests. The separate sitting room and dining room give the ground floor genuine flexibility, while the kitchen opens directly onto the garden for easy everyday living.

The newly created ground floor WC is a real practical advantage, particularly for families and guests, while the remaining garage storage keeps the useful space buyers still need for bikes, tools and household items. Combined with three bedrooms, a modern family bathroom, driveway parking and a pleasant enclosed garden, it is a very workable family home in a quiet South West Dunstable setting.

## Viewing

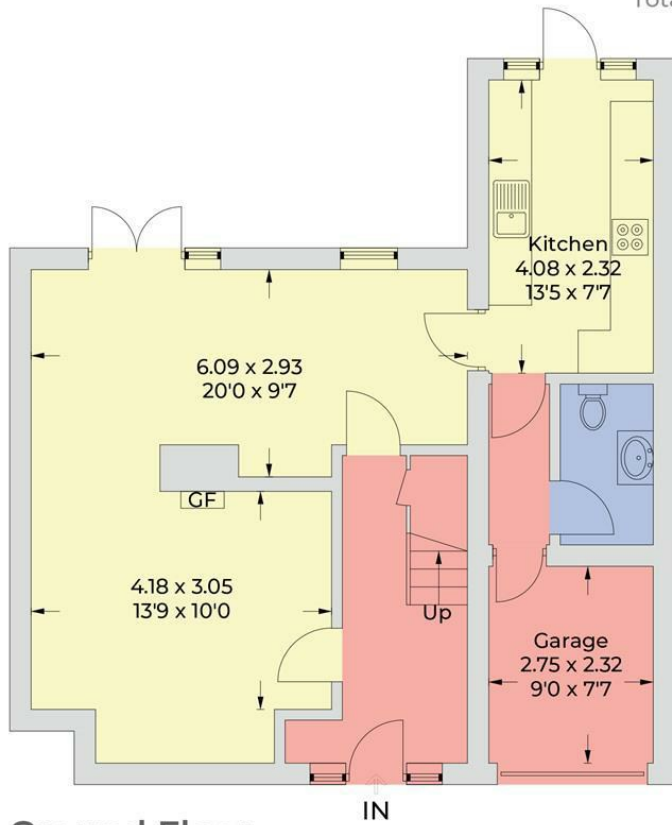
All viewings are strictly by appointment through Bradshaws.

## Disclaimer

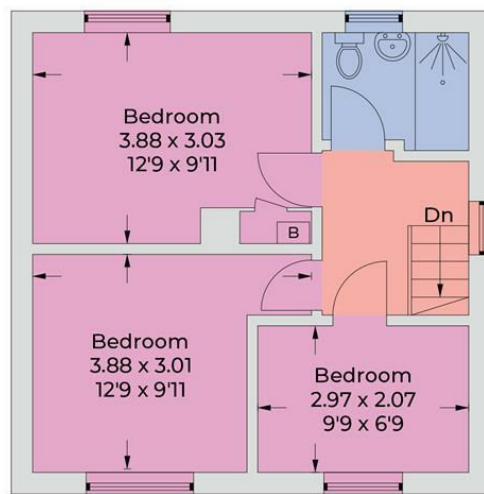
These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating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



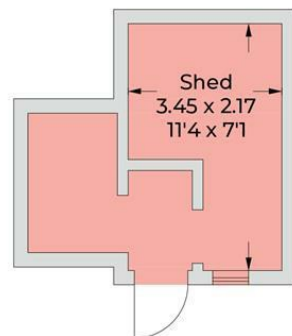
Approximate Gross Internal Area  
 Ground Floor = 65.9 sq m / 709 sq ft  
 (Including Garage)  
 First Floor = 37.5 sq m / 404 sq ft  
 Shed = 10.1 sq m / 109 sq ft  
 Total = 113.5 sq m / 1,222 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Council Tax Band: D

EPC Rating: