



76 Primrose Close

Luton, LU3 1EY



Bradley Cooper

Partnered With

**Simpsons**

Property Experts

Nestled within the desirable cul-se-sac of Primrose Close, is this impressive yet spacious four bedroom family home which offers a perfect blend of modern living, convenience and accommodation situated across three floors. The property boasts a contemporary design and is well-suited for families or professionals seeking ample space and comfort.

Upon entering this family home, there is a spacious entrance hallway with stairs leading to the first floor, cloakroom housing WC and hand basin, storage cupboard, shower room, utility room, bedroom four and the integral garage which the current owner has converted into a cinema/games room.

Leading upstairs to the first floor the property comprises the living room which is sizeable, bright and airy. It also features a Juliette balcony facing the rear.

Furthermore this floor offers a toilet with hand basin and the newly re-fitted kitchen/diner which features several wall-to-base fitted cupboards with integral appliances, there is also another Juliette balcony facing the front.

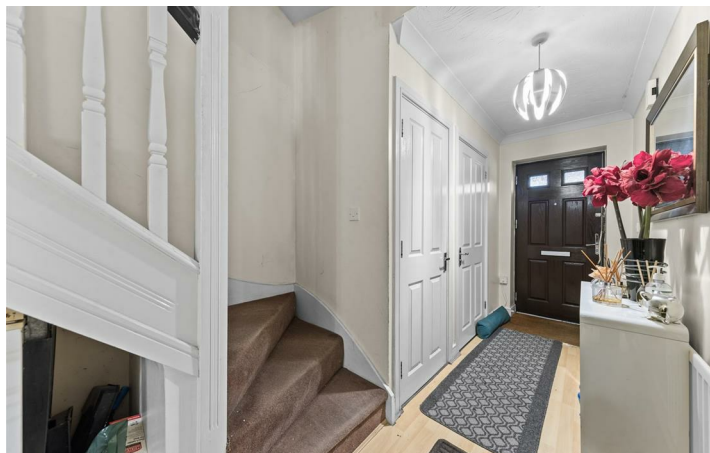
The second floor comprises of three generously sized double bedrooms and a three piece family bathroom suite. The master has the added benefit of an en-suite shower room.

Externally the property features a fully enclosed rear garden which is mainly laid lawn with paved patio seating and a garden shed. To the front the property offers parking for two vehicles, along with the garage providing convenience and security.

Primrose Close is situated just off the prestigious New Bedford Road and is opposite Wardown Park. It is also situated close by to shops, bus routes, supermarkets and many other local amenities. Junction 10 of the M1 motorway & Luton airport are both just a short drive away and also Luton mainline station with services to London, Bedford and beyond. The area is popular amongst families and the school catchments are William Austin/River Bank Primary & Denbigh Secondary schools.

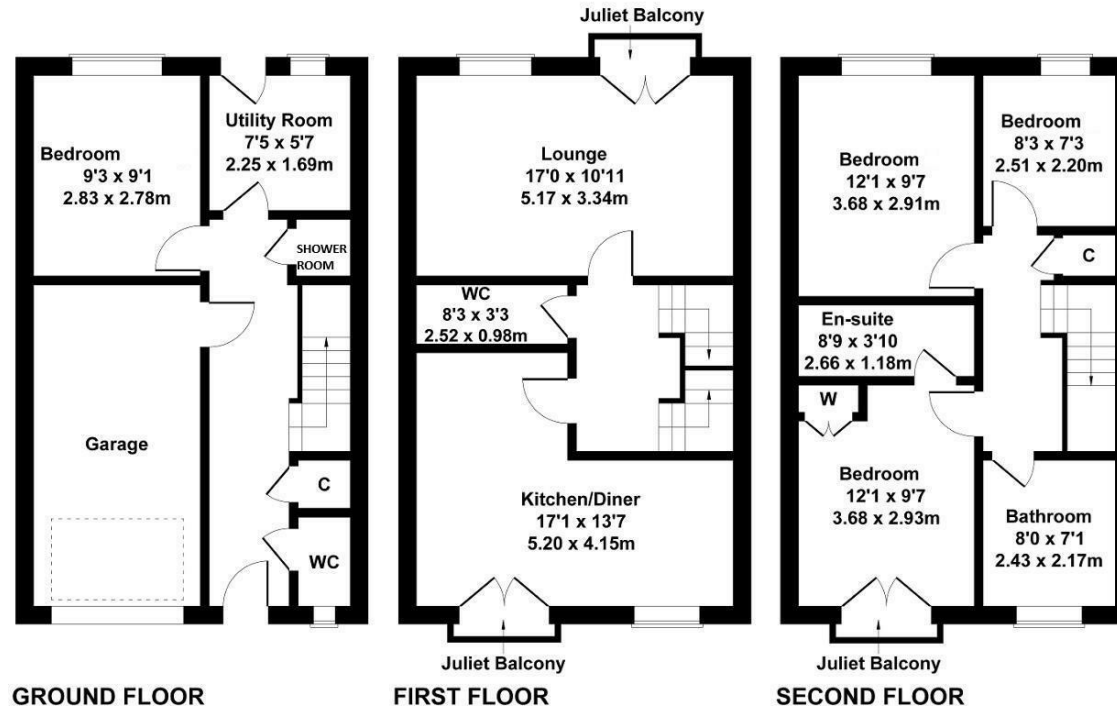
£385,000

 4  5  2



# Primrose Close

Approximate Gross Internal Area  
1507 sq ft - 140 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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Tel: 01525 623064

Email: [bedford@simpsonspropertyexperts.co.uk](mailto:bedford@simpsonspropertyexperts.co.uk)

Web: [simpsonspropertyexperts.co.uk/our-locations/bedford](http://simpsonspropertyexperts.co.uk/our-locations/bedford)

