



Wellgate Road, Luton, LU4
Luton

Guide Price
£375,000

exp UK

Bedrooms: | **Bathrooms:** | **Receptions:**
4 | 1 | 1

Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

- The perfect investment or family home!
- Four Bedroom Detached Family Home
- Generous Corner Plot with Large Surrounding Garden
- 24ft Dual Aspect Living Room
- Substantial Garage with Conversion Potential (STPP)
- Private Driveway Parking for Multiple Vehicles
- Downstairs WC
- Walking Distance to Challney High School for Boys & Girls
- Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- EG1332



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Upon entering the property, you are welcomed into a useful entrance porch which leads through to a central hallway providing access to the principal ground floor accommodation.

The standout feature of the home is the impressive living room, stretching over 24 feet in length and offering an abundance of natural light through large windows and patio doors overlooking the rear garden. This generous reception space provides ample room for both relaxing and entertaining.

The kitchen is positioned to the rear of the property and offers a practical layout with a range of fitted units, work surfaces and space for appliances. The ground floor is further complemented by a convenient downstairs WC and internal access to the substantial garage.

The garage itself provides excellent storage, workshop potential or scope for conversion, subject to the necessary permissions. To the front of the property, a private driveway offers parking for multiple vehicles.

The first floor accommodation comprises four bedrooms and a family bathroom. The main bedroom is a spacious double room, while bedrooms two and three are also generously sized doubles. Bedroom four offers flexibility as a child's bedroom, home office or nursery.

The family bathroom is fitted with a bath, wash hand basin and WC, serving all four bedrooms comfortably.

Externally, the property occupies an enviable corner plot with a large surrounding garden offering excellent outdoor space for families, entertaining guests or future landscaping projects. The size of the plot provides a greater sense of privacy than many neighbouring homes and offers plenty of room for children to play.

The location is particularly appealing for families, with Challney High School for Boys approximately a 3 minute walk away and Challney High School for Girls around a 7 minute walk from the property. Luton & Dunstable University Hospital is approximately a 7 minute drive away, while Luton Airport can be reached in around 13 minutes by car. Commuters will appreciate being approximately 14 minutes from Luton Train Station, providing direct services into London, whilst Luton town centre is only around an 11 minute drive away.

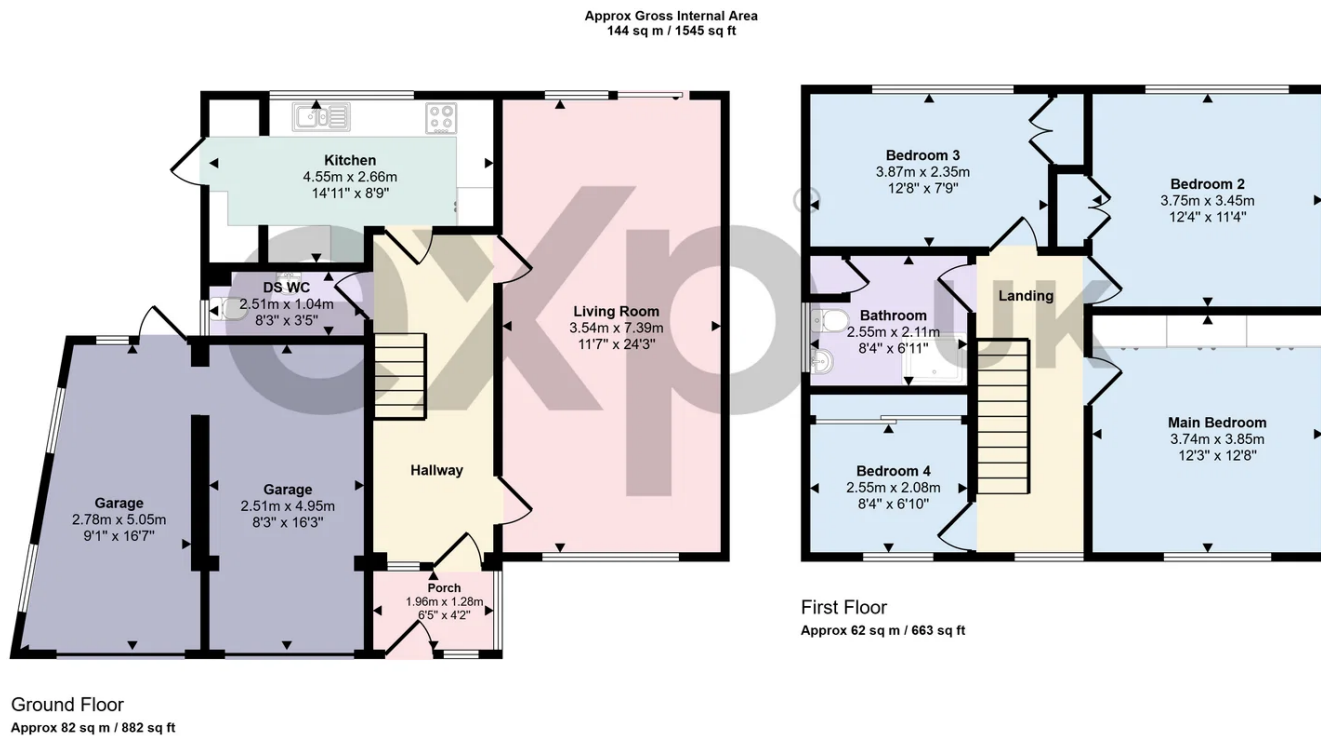
This spacious detached home combines generous internal accommodation, a large corner plot, excellent parking and a highly convenient location, making it an ideal family purchase.

This Property is Being sold by EXP Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ethan Gaulter
Local Estate Agent
01908 464 950
Ethan.Gaulter@exp.uk.com
<https://ethangaulter.exp.uk.com>

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