



**Connells**

St. Peters Road  
Dunstable



## Property Description

\* \*DESIRABLE PRIORY CATCHMENTS\* \*14 FT KITCHEN\* \*20FT LOUNGE / DINER\* \*EXCELLENT A5-M1 LINKS\*

Enjoy living in this spacious four bedroom detached family home situated in the highly regarded and sought after 'Priory' location of Dunstable!

accommodation comprising; entrance hall, 20ft lounge / diner, fitted kitchen and downstairs cloakroom to the ground floor whilst the first floor comprises; landing, four good size bedrooms and bathroom. Outside, the home benefits from a low maintenance and well kept rear garden.

Furthermore, the property is ideally located within short walking distance to the town centre and a wide range of local amenities, nearby schools and a short drive to convenient A5 and M1 commuter links.

An ideal purchase for first time buyers, upsizers and families - call to view!

## Entrance Hall

Door to front aspect

## Cloakroom

WC, wash hand basin.

## Lounge

20' 5" x 14' ( 6.22m x 4.27m )

Double glazed window to front aspect, radiator.

## Dining Area

13' 3" x 5' 9" ( 4.04m x 1.75m )

Patio door to garden.

## Kitchen

14' 1" x 9' 8" ( 4.29m x 2.95m )

Fitted kitchen, wall and base units, double glazed window to front aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine and dishwasher.

## Landing

### Bedroom One

10' 7" x 10' 6" ( 3.23m x 3.20m )

Double glazed window to front aspect, radiator, carpeted flooring.

### Bedroom Two

8' 11" x 6' 9" ( 2.72m x 2.06m )

Double glazed window to front aspect, radiator, carpeted flooring.

### Bedroom Three

12' x 9' 5" ( 3.66m x 2.87m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Bedroom Four

9' 4" x 9' 3" ( 2.84m x 2.82m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Bathroom

Shower cubicle, bath with taps, WC, wash hand basin.

## Outside

## Rear Garden

Laid To Lawn, Patio









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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

Tenure: Freehold

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