DG
Property
Consultants
Estd. 2000

Park Road, Toddington, Dunstable, Bedfordshire LU5 6AB

Asking Price £335,000

Located in the heart of the charming village of Toddington, this stunning 17th-century Grade II listed thatched barn is a true gem. Brimming with character, the property boasts exposed beams, a vaulted ceiling, and an inviting southwest-facing courtyard garden, perfect for enjoying a peaceful mornings.

Step inside to discover a beautifully fitted kitchen with dining area, ideal for family gatherings and entertaining. The spacious living room offers a warm and cosy retreat, a perfect retreat after a long day.

With three well-proportioned bedrooms, including a master bedroom with an en-suite bathroom, plus a separate shower room, there's ample space for the whole family.

Conveniently located for commuters, this home provides easy access to road and rail links while also being close to excellent schools and local amenities, making it an ideal choice for First time buyers or families.

Don't miss the chance to make this breath-taking barn conversion your new home.

Book a viewing today!

Call us now on 01525-310200 to arrange a visit.

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Ground Floor Accommodation

Property Name

Kitchen/Dining Room
14'6" x 12'2" (4.42m x 3.71m)

Fitted with a matching range of base and eye level units with a granite worktop space over with one & half bowl stainless steel sink with a swan neck mixer tap, under unit concealed worktop lighting, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, 2 x sealed unit double window to front, double radiator, ceramic tiled flooring, double power point(s), exposed original beams to the vaulted ceiling, sealed unit double half glazed stable door to the front courtyard garden, access door to shower room, opening living room.
Unit of the floorplan off the wall illustrates space for a table.
Built in Storage Cupboard: Ceramic tiled flooring, double power point(s), plumbing for and space for automatic washing machine, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

View of Kitchen/Dining Room

View of Kitchen/Dining Room

Living Room
14'6" x 12'6" (4.42m x 3.81m)

Sealed unit double glazed window to front, double radiator, wooden flooring, telephone point, TV point, telephone point(s), TV point(s), double power point(s), Exposed original beams to the vaulted ceiling and exposed beams to the walls, half glazed stable door to front, opening to inner hallway.

View of Living Room

View of Bedroom 1

View of Living Room

View of Bedroom 1

Inner Hallway

Wooden flooring, power point(s), wall light, vaulted ceiling with exposed beams, bi-fold door staircase leading to first floor bedroom 3, door to bedroom 1 and 2.

Bedroom 1

14'6" x 13'1" (4.42m x 3.99m)

Sealed unit double glazed window to front, sealed unit double glazed window to side, two double radiators, fitted carpet, double power point(s), exposed original beams to a vaulted ceiling and exposed beams to the walls, door to en-suite bathroom.

En-suite Bathroom

A 3 piece suite comprising: Panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level Wc, tiled splashbacks, heated towel rail, beamed and textured walls. ceiling spot lights.

View of En-suite Bathroom

Shower Room

Refitted with three piece suite comprising tiled double shower cubicle with mixer power shower and glass sliding screen, pedestal wash hand basin with taps, low-level WC, heated towel rail, extractor fan, wall mounted mirror, shaver point and shaver light, ceramic tiled flooring, wood panelling on walls, textured ceiling with four ceiling spotlights.

Bedroom 2
10'11" x 5'10" (3.34m x 1.78m)

Sealed unit double glazed window to front, single radiator, fitted carpet, double power point(s), two wall lights, exposed original beams, textured ceiling, door to under stairs storage cupboard.

View of Bedrom 2

First Floor Accommodation

Staircase to Bedroom 3
Carpeted stairs to first floor bedroom 3 from Inner hallway.

Loft Room/Bedroom 3
11'6" x 13'6" (3.51m x 4.12m)

Two double glazed velux window to front, double radiator, fitted carpet, double power point(s), exposed original beams to the walls and vaulted ceiling with exposed beams, wall lights.

Loft Room/Bedroom 3

View of Courtyard Garden

Outside of the property

Courtyard Garden

Sunny south west facing enclosed courtyard garden, timber fence with gated access via a private entrance drive, block paved, timber shed, outside water tap and lighting.

View of Courtyard Garden

Property View From Road side

Parking

Possible parking space, by moving the front gate back to accommodate a space for a vehicle.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2,481.79

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not

rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Living in Toddington

Our office location.
Call us: 01525-310200 or pop in to arrange your viewing.

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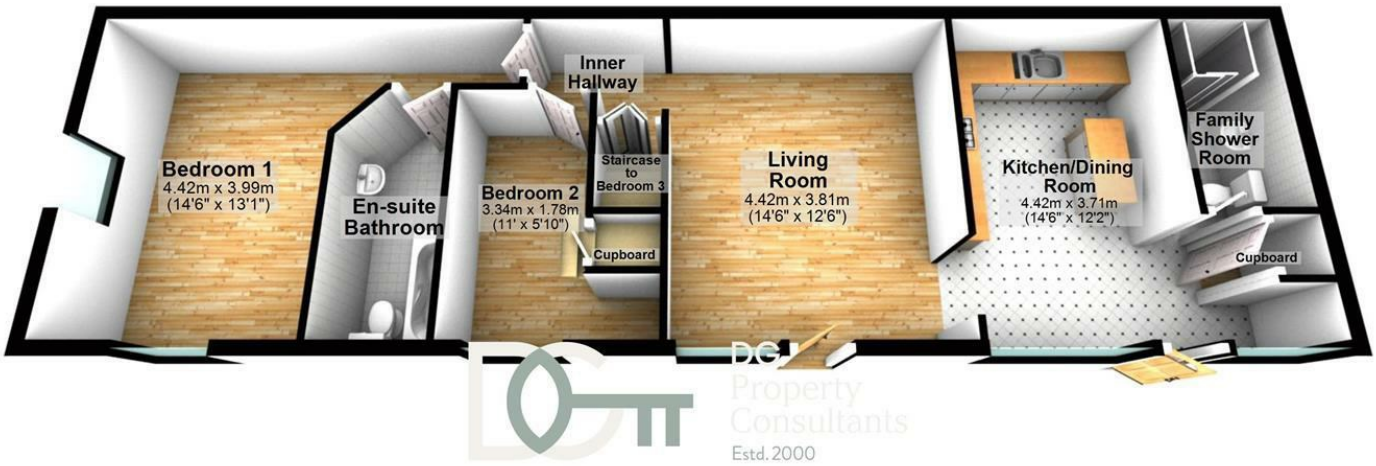
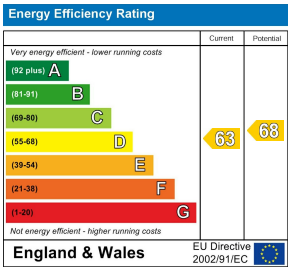
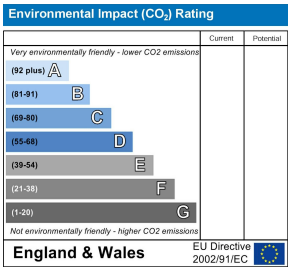
Office Location Toddington

Ground Floor



First Floor





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