

Connells

Wiseman Close
Luton

Wiseman Close
Luton LU2 7GE

for sale
£465,000







Property Description

Located within a quiet and sought-after cul-de-sac in the popular Bushmead area, this spacious four-bedroom detached family home offers well-balanced accommodation ideally suited to a growing family.

The ground floor comprises a welcoming front porch, entrance hall, cloakroom, spacious lounge, separate dining room, conservatory, fitted kitchen, utility room and an integral garage. The garage provides excellent potential for conversion into additional living accommodation, subject to the necessary consents.

To the first floor, the landing leads to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property offers a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep, whilst to the front there is a driveway providing off-road parking for multiple vehicles, in addition to access to the integral garage.

Wiseman Close enjoys an enviable position within Bushmead, a family-friendly area renowned for its excellent local amenities, reputable schools and access to open countryside. The close itself backs onto the beautiful Warden Hills Nature Reserve, offering residents picturesque walks and green space right on the doorstep.

Entrance Porch

Double glazed sliding door to front aspect.

Entrance Hall

Double glazed frosted door to front aspect. Double glazed window to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Laminate flooring. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising wash hand basin and low level wc. Part tiled. Laminate flooring. Radiator.

Lounge

Double glazed window to front aspect. Gas fire place. Radiator.

Dining Room

Double glazed sliding doors to rear aspect. Radiator.

Conservatory

Double glazed patio doors to rear aspect. Double glazed windows to rear and both sides.

Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a dishwasher. Integrated gas hob with double oven and fan over. Part tiled. Tiled flooring.

Utility

Double glazed window to rear aspect. Double glazed frosted door to rear aspect. Plumbing for a washing machine. Roll edge wall and base units with stainless steel sink and drainer unit. Boiler. Radiator. Door to garage.

First Floor Landing

Airing cupboard. Loft access. Radiator.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in wardrobes.

Bedroom Four

Double glazed window to front aspect. Built in desk unit.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Laminate flooring. Extractor fan.

Front Garden

Block paved providing off road parking for multiple vehicles. Lawn and shingle areas.

Rear Garden

Paved with a shingle area. Shrubs and trees. Gate to front aspect.

Garage Please Note:

Up and over door. Power and light supply. Door to rear aspect.

Please Note:

That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.



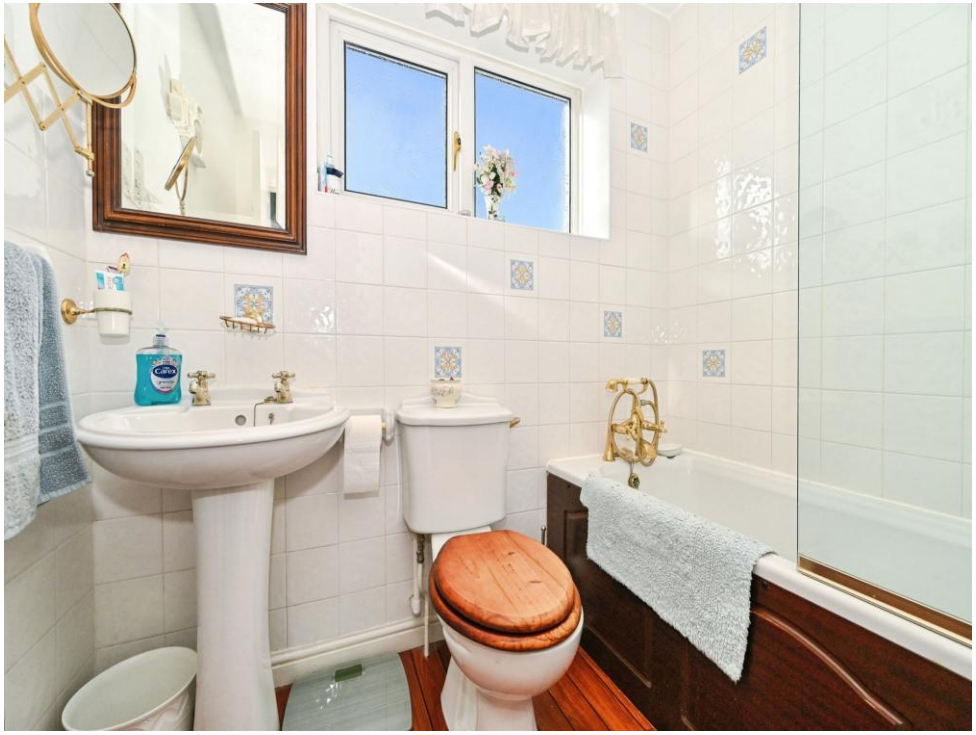





Carex






Carex



Total floor area 136.2 m² (1,466 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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