



**Connells**

Willoughby Close  
DUNSTABLE



## Property Description

\*SOUTH WEST DUNSTABLE LOCATION\*  
\*NO UPPER CHAIN\* \*GARAGE & OFF  
ROAD PARKING\* \*DOWNSTAIRS  
CLOAKROOM\*

Connells are pleased to present this four bedroom detached property in the desirable area of South-West Dunstable.

The ground floor accommodation comprises; entrance hall, lounge, dining room, kitchen, utility room and downstairs cloakroom. The first floor features; four goodsize bedrooms with en-suite to master bedroom and family bathroom. Outside the property benefits from garage and off road parking and a goodsize rear garden.

Furthermore, the property is situated close to local amenities, good schools and only a short distance from the Luton/Dunstable Busway and A5/M1 commuter links.

This is a brilliant opportunity for any family to get a beautifully presented family home you have been looking for so don't miss out on the opportunity as viewings come highly recommended so call Connells today!

## Entrance Hall

Stairs to landing and first floor.

## Cloakroom

WC, wash hand basin, tiled flooring

## Utility Room

Part tiled walls, wall units, space for washing machine & dishwasher, work surfaces, tiled flooring, window to side aspect.

## Lounge

Carpeted, Double glazed doors to rear, window to rear and side aspect.

## Kitchen

Fitted kitchen, wall and base units, integrated oven and hob, cooker-hood, one bowl stainless steel sink, space for fridge freezer, tiled flooring, window to rear aspect

## Dining Room

Window to side and rear aspect, currently set up as an office

## Landing

Stairs from hall

## Bedroom One

Window to rear aspect, carpeted flooring

## En Suite

shower, wash hand basin, WC, tiled floor to ceiling

### Bedroom Two

Window to rear and side aspect, laminate flooring

### Bedroom Three

Window to side aspect, carpeted flooring

### Bedroom Four

Window to rear aspect, laminate flooring

### Bathroom

WC, wash hand basin, bath with overhead shower, window to rear aspect

### Outside

#### Front Garden

Laid to lawn either side, path to door, gate to the side of property

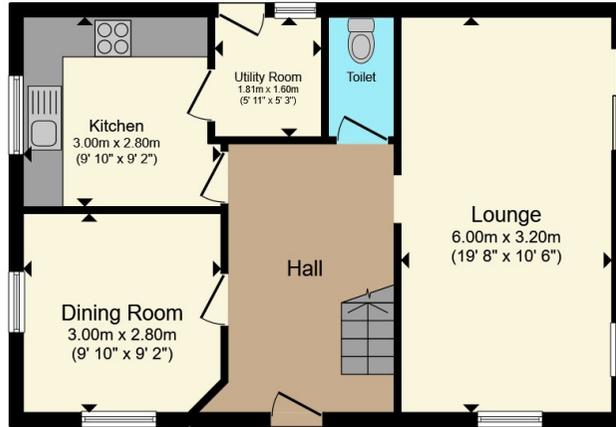
#### Rear Garden

Patio, laid to lawn.

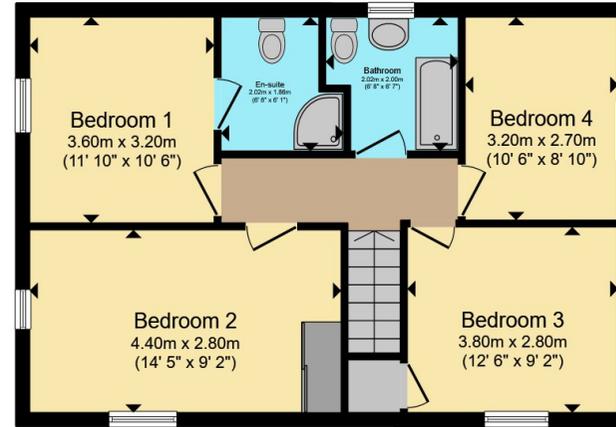








**Ground Floor**



**First Floor**

Total floor area 106.4 m<sup>2</sup> (1,145 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312250](http://connells.co.uk/Property/DUN312250)**



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