



**Connells**

Bedford Road  
Houghton Regis Dunstable



## Property Description

**\*MODERN DEVELOPMENT\* \* MASTER BEDROOM WITH EN-SUITE\* \*GARAGE AND OFF ROAD PARKING \* GOODSIZE REAR GARDEN\***

Enjoy living in this exceptionally well presented Four bedroom detached home located within a popular and modern development- ideally situated to provide fantastic A5 and M1 links, close to nearby schools and local amenities!

Accommodation comprises; entrance hall, lounge, Kitchen / Diner and downstairs cloakroom. The first floor comprises four goodsized bedrooms with en-suite to master bedroom. Outside boasts front and rear garden, garage and off road parking.

Call to arrange your viewing Today.

## Entrance Hall

Door to front aspect.

## Cloakroom

Window to side aspect, space for washing machine, vanity unit, w/c and wash hand basin

## Lounge

Window to front aspect, radiator, carpet flooring

## Kitchen

Fitted kitchen, wall and base units, double glazed window to rear aspect, door leading to rear garden work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, integrated fridge and freezer, integrated dishwasher.

## Utility Room

## Landing

## Bedroom One

Window to front aspect, radiator, carpet flooring

## En Suite

Window to front aspect, shower cubical, w/c, wash hand basin

## Bedroom Two

Window to front aspect, radiator, carpet flooring

## Bedroom Three

Window to rear aspect, radiator, carpet flooring

## Bathroom

Window to rear aspect, bath with overhead shower, wash hand basin, w/c.

## Outside

### Front Garden

Off road parking, garage with power and light.

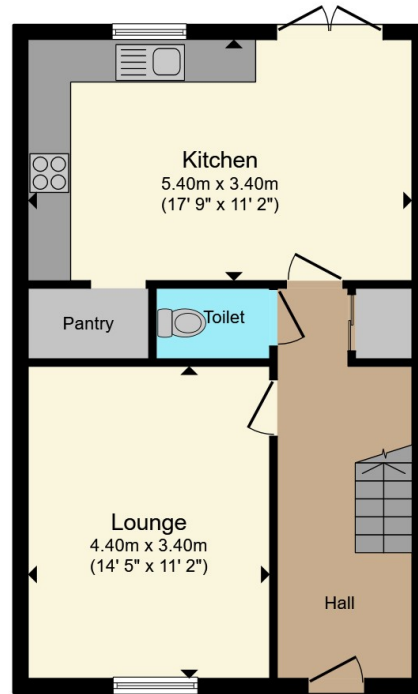
### Rear Garden

Patio, laid town, side gated access, rear access to rear garage

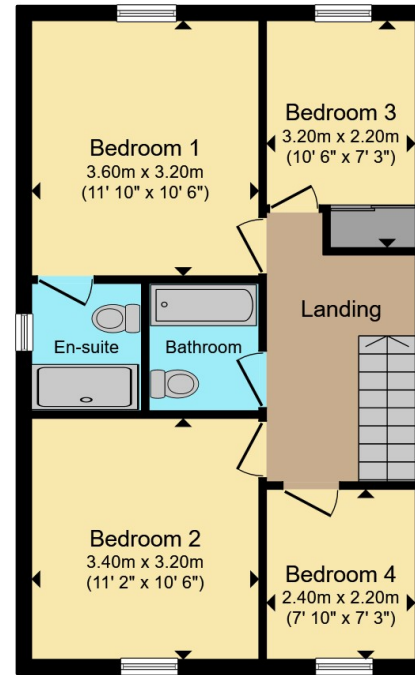








**Ground Floor**



**First Floor**

Total floor area 97.2 m<sup>2</sup> (1,046 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: B Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312195](http://connells.co.uk/Property/DUN312195)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUN312195 - 0004