Connells

Knolls View
Totternhoe Dunstable

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Totternhoe Dunstable LU6 2BT

for sale offers in excess of
£560,000

Property Description

Situated on one of Totternhoe's most sought-after roads, this three-bedroom detached home occupies a large, well-balanced plot with generous space to both the front and rear.

The rear garden backs directly onto open countryside, offering a peaceful outlook and a high degree of privacy.

The accommodation is well-proportioned and versatile, comprising two to three reception rooms, including a flexible space ideal for use as a home office, playroom or snug. A single-storey rear extension adds to the living accommodation, while the layout and plot size provide scope to reconfigure or extend further, subject to planning permission.

The property offers an excellent opportunity to update and personalise, creating a long-term home in a prime village setting

Externally, the property benefits from a generous frontage, with ample driveway parking, front porch and car port. To the rear are a selection of useful outbuildings, alongside a garden enjoying uninterrupted views over adjoining fields.

Located in the popular village of Totternhoe, known for its countryside walks and village atmosphere, this property combines space, setting and potential.

Viewing is highly recommended to fully appreciate the plot and location.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the 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.

Entrance Porch

Double glazed window. Storage. Carpeted flooring.

Entrance Hall

Storage. Wooden flooring.

Lounge

Double glazed window. Feature gas fireplace. Radiator. Carpeted flooring. Patio doors.

Dining Room

Dual aspect double glazed window. Radiator. Serving hatch. Tiled flooring.

Snug

Double glazed window. Radiator. Wooden

flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Plumbing for dishwasher. Plumbing for washing machine. Space for tumble dryer. Space for freestanding gas cooker. Stainless steel sink and drainer. Stable door. Tiled flooring. Patio door to rear. Space for under counter fridge.

Landing

Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Built in wardrobe.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

2 double glazed windows. Wash hand basin in vanity unit. WC. Bath. Carpeted flooring.

Outside

Front Garden

Laid to lawn. Shingle drive. Mature trees and bushes. Gated access to carport. Hedges to borders.

Rear Garden

Mainly laid to lawn. Raised paved patio area. Mature trees and bushes. Access to workshop and outbuildings. Countryside views.

Carport

Gated access.

Garage

Wooden doors. Power and light. Personal door to garden. Window.

Workshop

Side access to garden. Window. Power.

Outbuilding

Wood store. Shed. Door to garden. 2 windows.

Total floor area 204.5 m² (2,201 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

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To view this property please contact Connells on

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4 Market Square
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EPC Rating: D

Council Tax
Band: E

Tenure: Freehold

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