



Stamp Acre Dunstable LU6 1FY

for sale
£475,000



Property Description

Set within a sought-after development in North Dunstable, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation across three floors, making it an ideal choice for growing families.

The ground floor features a bright and welcoming reception room, while the separate dining room overlooks the rear garden and provides an excellent space for family meals and entertaining. The modern fitted kitchen offers ample storage and integrated appliances, complemented by a practical utility room.

The upper floors provide four well-proportioned bedrooms, including a principal bedroom and second bedroom, both benefiting from en-suite shower rooms. A stylish family bathroom serves the remaining accommodation.

Outside, the property boasts a beautifully maintained rear garden, perfect for relaxing and outdoor entertaining. Further benefits include a garage, driveway parking and an electric vehicle charging point.

Ideally located close to highly regarded schools, local amenities and excellent transport links, with Totternhoe Knolls Nature Reserve also nearby, this exceptional home combines modern living, generous space and everyday convenience.

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 Hall

Radiator

Cloakroom

WC, wash hand basin, radiator, extractor fan

Lounge

Window to side and front aspect, LVT flooring, radiator

Kitchen

French doors to front aspect, one and a half bowl sink and drainer, two radiators, integrated appliances, electric cooker and hob, cooker-hood

Landing

Carpet, radiator

Bedroom Two

Dual aspect windows, radiator, carpet

En Suite

WC, wash hand basin, double shower, partly tiled walls, extractor fan, vinyl flooring

Bedroom Four

Dual aspect windows, radiator, carpet

Bathroom

Window to side aspect, WC, wash hand basin, bath tub with shower head, radiator, extractor fan, vinyl flooring

Landing

Carpet

Bedroom One

Window to side aspect, skylight, built in wardrobes, radiator, carpet

Bedroom Three

Built in wardrobes, window to side aspect, skylight, radiator, carpet

Jack & Gill Bathroom

WC, wash hand basin, single shower, radiator, extractor fan

Outside

Front Garden

Driveway parking for up to 3 cars

Rear Garden

Block paved, artificial grass

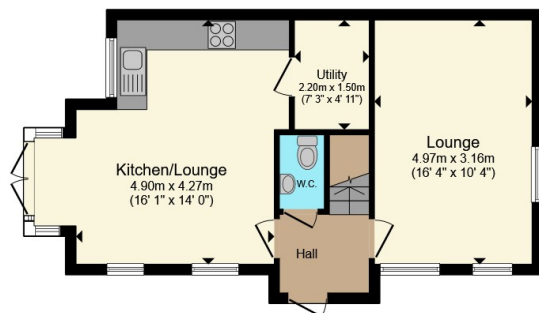
Garage

With power

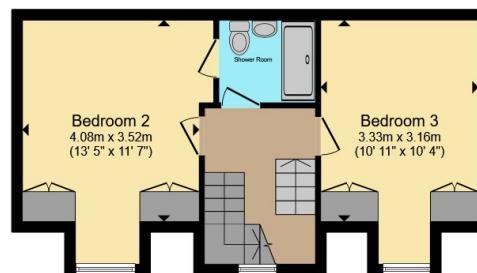




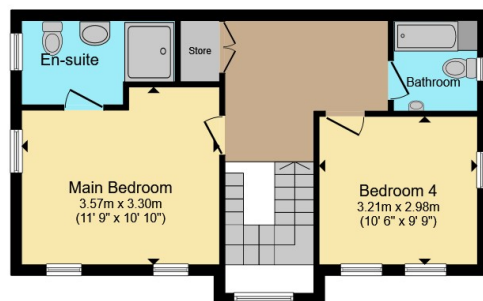




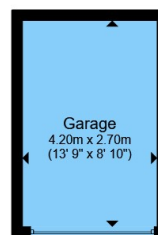
Ground Floor



First Floor



Second Floor



Garage

Total floor area 143.5 m² (1,545 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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19 High Street North
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312689



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