



Connells

Laurel Close
Luton



Property Description

Nestled within a quiet and highly desirable cul-de-sac private road on Laurel Close, Luton, this impressive four-bedroom detached family home offers generous living space and excellent potential for modern family life.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, perfect for relaxing or entertaining guests. A well-appointed kitchen/diner provides ample workspace and storage, along with a utility area. A convenient downstairs WC completes the ground floor.

Upstairs, the property features four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families.

Externally, the property benefits from a private and enclosed rear garden, ideal for outdoor entertaining, as well as a driveway providing off road parking and access to a garage. The sq ft is 1325 with the garage.

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

Double glazed door to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan. Radiator.

Lounge/Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Television point. Radiator.

Kitchen

Double glazed patio doors and 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. Integrated dishwasher and fridge/freezer. Gas hob with electric oven and cooker hood over. Combi boiler. Radiator.

Utility Room

Double glazed window to front aspect. Double glazed door to side aspect. Fitted wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Radiator.

First Floor Landing

Double glazed window to front aspect. Airing cupboard. Radiator. Loft access.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

En Suite

Double glazed window to front aspect. Suite comprising walk in shower, wash hand basin and low level wc. Shaver point. Radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Radiator. Part tiled. Extractor fan.

Front Garden

Off street parking. Paved pathway to entrance. Shrubbbery.

Rear Garden

Laid to lawn with a patio area.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312440



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