



DG
Property
Consultants
Estd. 2000



Alma Farm Road, Toddington, Dunstable, Bedfordshire LU5 6BG

Asking Price £685,000

This extended and spacious 4-bedroom detached property is located on Alma Farm development in Toddington and is a true gem waiting to be discovered. Boasting 2 reception rooms, 3 bathrooms, and a wealth of comfortable and convenient living space. As you step inside, you are greeted by a spacious entrance hall, a ground floor shower room, a large combined lounge/dining room provide ample space for entertaining guests or relaxing with family. The heart of the home lies in the well-appointed kitchen and breakfast room with a further utility room, study and store room offer additional practical spaces for storage and work. Upstairs 4 generously sized double bedrooms, the master with en-suite shower room. A family bathroom completes the first floor.

Outside, the property boasts front and large rear garden, providing ample outdoor space for the family. Within easy access to local amenities, sought-after schools, and access to the M1 & mainline train links into London, making this home ideal for a commuter.

Don't miss out on the opportunity to make this extended detached property your own and experience the best of village living in Toddington. To Arrange your viewing call 01525-310200



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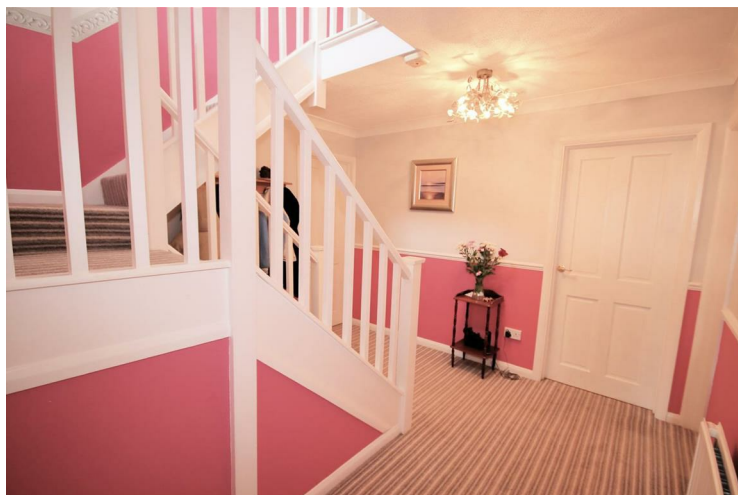
Ground Floor Accommodation

Entrance Hall



uPVC double glazed entrance door, UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), dado rail, coving to textured ceiling, carpeted stairs to first floor landing, doors to Kitchen/breakfast room, lounge/dining room, ground floor shower room.

View of Entrance Hall



Shower Room



Three piece suite comprising double sized shower area with power shower and glass screen, vanity wash hand basin in

vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail, extractor fan full height ceramic tiling to all walls, resin flooring.

Lounge/Dining Room

27'0" x 13'0" (8.23m x 3.96m)



UPVC double glazed window to front, two double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two wall light points, coved ceiling, feature inglenook style fireplace with cast wood burner, double glazed tri-fold door to rear to garden, door to kitchen/breakfast room.

View of Lounge/Dining Room



Kitchen/Breakfast Room

9'10" x 17'4" (3.00m x 5.28m)



View of Kitchen/Breakfast Room



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for fridge/freezer and dishwasher, built-in eye level fan assisted double oven, four ring electric halogen hob with extractor hood over, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling, door lounge/dining room, doors to utility room and store room.

View of Kitchen/Breakfast Room



Utility Room

7'7" x 7'6" (2.32m x 2.29m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine and tumble dryer, uPVC double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), textured ceiling, access to loft space, uPVC double door to rear to garden, door to garage.

View of Utility Room



View of Kitchen/Breakfast Room



Study

11'0" x 7'6" (3.35m x 2.29m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

Store Room



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

First Floor Accommodation

Landing



UPVC double glazed window to front, fitted carpet, double power point(s), coving to textured ceiling, access to loft space, doors to all bedrooms and family bathroom.

Bedroom 1

12'2" x 13'0" (3.71m x 3.96m)

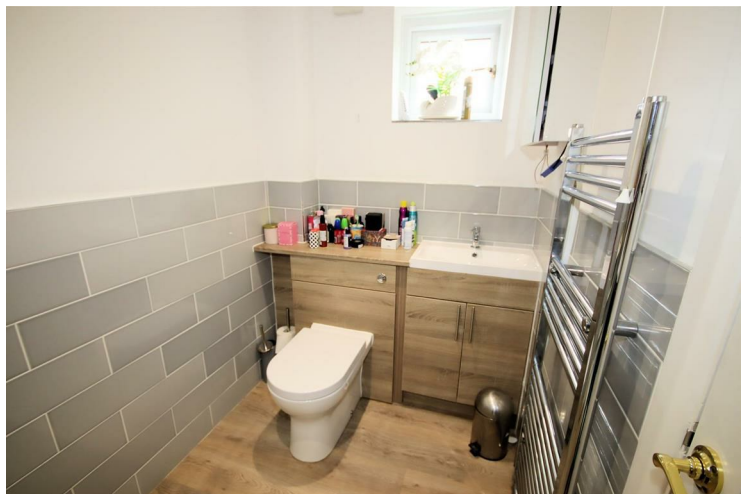


UPVC double glazed window to rear, single radiator, fitted carpet, TV point, double power point(s), coving to textured ceiling, door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room



Recently refitted with three suite comprising double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, heated towel rail, extractor fan, half and full height ceramic tiling to all walls, uPVC double glazed window to side, wooden laminate flooring, recessed ceiling spotlights.

View of En-suite Shower Room



Bedroom 2

10'0" x 13'0" (3.06m x 3.96m)



UPVC double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s), textured ceiling.

View of Bedroom 2



Bedroom 3

9'6" x 13'9" (2.90m x 4.20m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 4

8'10" x 13'9" (2.69m x 4.20m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling, double door, door to:

Family Bathroom



Recently refitted with three piece suite with panelled p/shape

bath with independent power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level wc, half and full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, wooden laminate flooring, recessed ceiling spotlights.

View of Family Bathroom



Outside of the property

Front Garden



Double width front drive offering parking for 4 vehicles, side access to the rear garden, laid to lawn.

Rear Garden



Enclosed by timber fence, patio area, decking area, mature shrubs and plants, laid to lawn, side access to the front.

View of Rear Garden



View of Rear Aspect



Double Width Garage

17'6" x 14'4" (5.33m x 4.37m)

Half integral double width garage with personal door to the utility room, power and light connected, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, remote-controlled roller door to the front.

Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

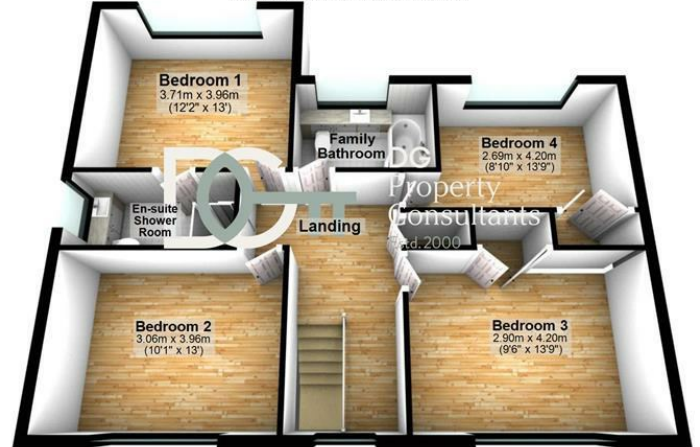
Ground Floor

Approx. 107.3 sq. metres (1154.7 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 181.1 sq. metres (1949.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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