



Connells

Orpington Rise
Houghton Regis Dunstable



Property Description

A beautifully presented detached home, ideal for buyers seeking a modern and spacious family property within a highly desirable residential development. This well-proportioned house feels exceptionally light and airy throughout, with a triple-aspect lounge and triple-aspect bedrooms one and three, while all other rooms benefit from double-aspect windows.

The ground floor features an inviting entrance hall, cloakroom, generous lounge, separate dining room, and a large kitchen/diner—perfect for family living and entertaining.

Upstairs, the first floor offers four well-sized bedrooms, including a master bedroom with an en-suite, along with a modern family bathroom.

Externally, the property enjoys an attractive frontage, a pleasant rear garden complete with an outhouse/garden room featuring lighting, heating, and Wi-Fi, plus a garage providing additional storage or parking.

Entrance Hall

Door to front aspect, stairs to landing

Cloakroom

WC, wash hand basin

Lounge

Double glazed windows to front and side

aspect, double glazed doors to rear aspect, carpeted flooring

Dining Room

Double glazed window to front & side aspect, carpeted flooring

Kitchen

Double glazed window to side aspect, fitted kitchen, wall and base units, work surfaces, one bowl stainless steel sink and drainer, integrated appliances, integrated gas hob, cooker-hood, tiled flooring, spotlights

Landing

Stairs from hall

Bedroom One

Double glazed windows to both side aspect, double glazed window to rear aspect, fitted wardrobes, carpeted flooring

En Suite

WC, wash hand basin, walk in double shower, tiled floor to ceiling

Bedroom Two

Double glazed window to front aspect, double glazed windows to rear and side aspect, fitted

wardrobes, carpeted flooring

Bedroom Three

Double glazed window to front & side aspect, carpeted flooring

Bedroom Four

Double glazed window to front aspect, carpeted flooring

Bathroom

WC, wash hand basin, bath, tiled floor to ceiling

Outside

Front Garden

laid to lawn both sides, mini tree lined borders, path and 2 steps to front door

Rear Garden

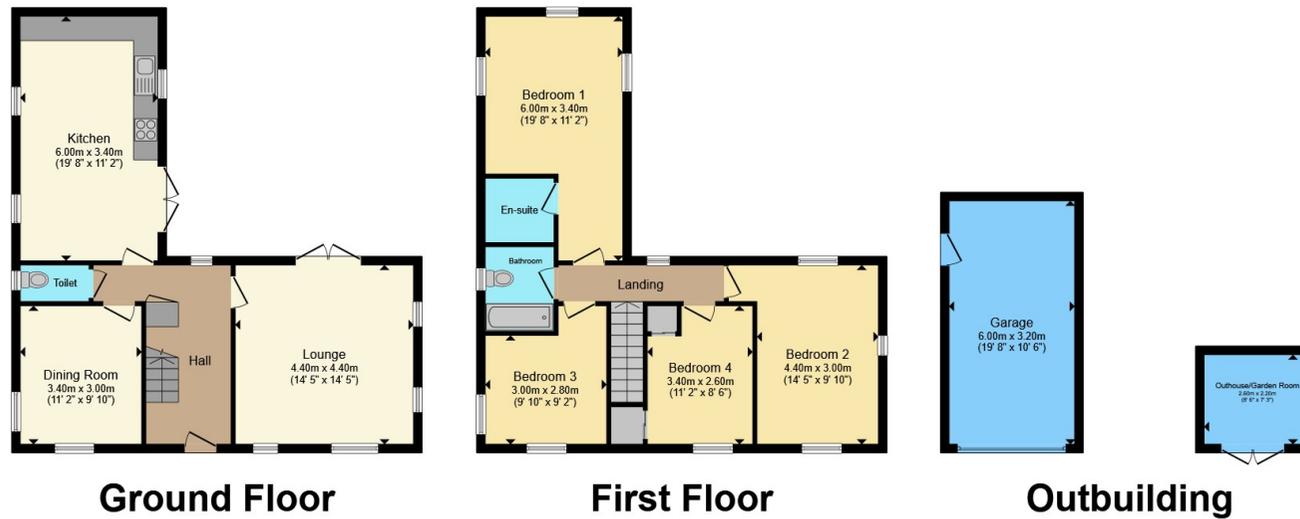
Patio area, laid to lawn, outhouse/garden room with lighting, heating and Wi-Fi

Garage









Total floor area 151.1 m² (1,627 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

Connells

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19 High Street North
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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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