



DG
Property
Consultants
Estd. 2000



Peartree Close, Dunstable, LU5 6JB Reduced To £419,995

This superbly presented detached family home is quietly positioned within a sought-after cul-de-sac, just a short stroll from the heart of the picturesque village of Toddington and its highly regarded schools. Offering generous and well-balanced open-plan living accommodation, the property provides excellent space and practicality for modern family life. The ground floor features a beautifully refitted kitchen with appliances, which opens into the main living/dining area, creating a bright and sociable space ideal for everyday living. From here, double doors lead into a conservatory overlooking the rear garden. A convenient downstairs cloakroom completes the ground floor layout. Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home benefits from off-road parking and a single garage. The enclosed rear garden provides a pleasant outdoor space.

Toddington is ideally suited for commuters, offering excellent access to the M1 motorway and mainline rail connections, while families will appreciate the close proximity to highly regarded schools and beautiful countryside walks.

Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.



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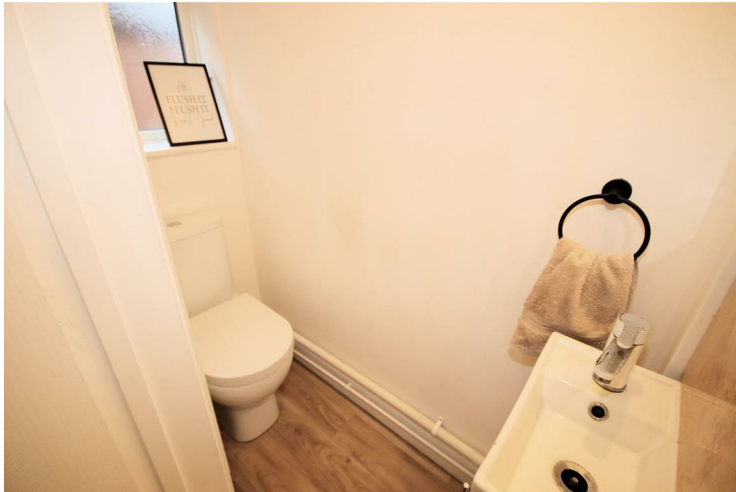
Ground Floor Accommodation

Entrance Hall



uPVC entrance door, single radiator, power points, doors to cloakroom and living room, wood laminate flooring, carpeted stairs to first floor landing.

Cloakroom



UPVC double glazed window to front, refitted with two piece suite wash hand basin with cupboards under and low-level WC, tiled splashback, wood laminate flooring, single radiator.

Living Room/Dining Room

12'6" x 16'6" (3.81m x 5.03m)



UPVC double glazed window to rear, Upvc double doors to the

conservatory, double radiator, power points, wood laminate flooring, built in storage cupboard, open into the refitted kitchen.

View of Living Room/Dining Room



View of Living Room/Dining Room



Fitted Kitchen

11'6" x 10'0" (3.51m x 3.06m)



UPVC double glazed window to front, re fitted with a matching range of base and wall units, stainless steel sink unit with splashbacks and mixer tap, built in double oven and 5 ring hob and extracotr over, intregated fridge/freezer, washing machine nad dishwasher, power points, opening into the living room, Upvc double glazed side door to the side of the proeprty with access to rear and front garden.

View of Fitted Kitchen



Bedroom 1

11'10" x 10'6" (3.61m x 3.20m)



Conservatory

11'6" x 9' (3.51m x 2.74m)



UPVC double glazed window to rear, fitted carpet, single radiator, power points, door to en-suite shower room.

View of Bedroom 1



Half brick and Upvc double glazed constructed with double glazed windows all around and upvc double doors to the garden, wood laminate flooring, power points, lighting.

En-suite Shower Room



First Floor Accommodation

Landing



Fitted carpet, power points, storage cupboard, access to all first floor rooms.

UPVC double glazed window to side, three piece suite comprising; tiled shower cubical with power shower, vanity wash hand basin with taps and cupboard over, low level Wc, vinyl flooring, radiator.

View of En-suite Shower Room



Family Bathroom



Bedroom 2

9'3" x 10'6" (2.83m x 3.20m)



UPVC double glazed window to front, fitted carpet, single radiator, power points.

Bedroom 3

9'9" x 6'2" (2.96m x 1.87m)



UPVC double glazed window to rear, fitted carpet, single radiator, power points.

UPVC double glazed window to front, 3 piece suite comprising, panelled bath with taps, pedestal wash hand basin, low level wc, splashback tiling, heated towel rail, large wall mirror, vinyl flooring.

Outside of the property

Frontage & Garden

Front block drive to garage allowing off road parking, paved front between the house and the garage, side access to the rear garden.

Rear Garden



Enclosed by timber fencing, artificial lawn surrounded by pave patio and paths, side access to the front, brick built barbecue.

View of Rear Garden



accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

View of Rear Garden



Single Garage

17'6" x 9' (5.33m x 2.74m)

Single detached brick built garage with up and over door, personal door to the side. power and lighting connected.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2733.56

The Property Misdescriptions Act 1991

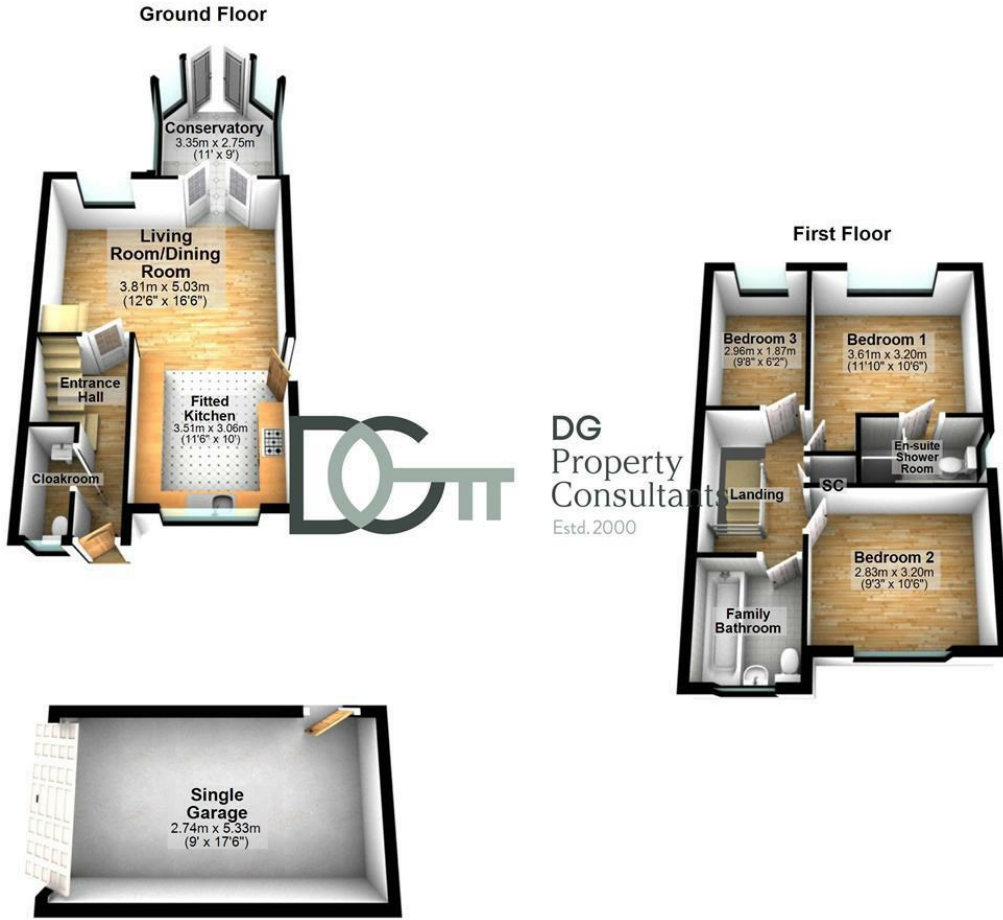
Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

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Total area: approx. 101.6 sq. metres (1094.1 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		
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