

Located on the desirable Appleby Gardens in Dunstable, this charming semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home.

Boasting five well-proportioned bedrooms, this property is perfect for those who require ample living space. The two inviting reception rooms provide versatile areas for relaxation and entertainment, ensuring that family gatherings and social events can be enjoyed in style.

Situated in a sought-after residential area, this home is ideally located within close proximity to excellent primary and secondary schools, making it an excellent choice for families with children. Local shops and bus stops are just a stone's throw away, providing easy access to everyday amenities and transport links. Furthermore, the vibrant Dunstable town centre is within walking distance, offering a variety of shops, restaurants and recreational facilities.

This property is not just a house; it is a place where cherished memories can be made. With its prime location and spacious layout, it is sure to appeal to those looking for a family home in a friendly community. Do not miss the chance to make this delightful residence your own.

On entering the property you will be impressed with the modern and stylish finishes throughout. The rear extension provides the much sought after kitchen/living/dining area that opens out on to the patio area and rear garden. Downstairs also offers a separate lounge, utility room, cloakroom and storage space whilst upstairs there are five bedrooms and a modern bathroom.

### Entrance Porch

Double glazed front door with double glazed windows to the front and side aspects. Tiled floor. Internal door to entrance hall.

### Entrance Hall

Amtico herringbone wood effect flooring. Carpeted stairs rising to the first floor accommodation. Radiator. Alcove for coat storage. Inset ceiling spotlights.



### Lounge

Double glazed window to the front aspect. Fitted carpet. Vertical radiator



### Kitchen/ Dining/ Living Area

An extension to the rear of the property provides space for cooking, dining, entertaining and relaxation. Amtico herringbone wood effect flooring throughout.



### Kitchen

Stylishly fitted with a range of wall and base units with quartz work surface over incorporating a single drainer sink unit. Island unit with cupboards and drawers below and a quartz work surface, two integrated electric ovens with an induction hob and ceiling extractor hood. Integrated dishwasher and space for an American style fridge/freezer. Vertical radiator. Inset ceiling spotlights. Double glazed window and sliding patio doors, both to the rear aspect.



### Dining/ Living Area

Double glazed window to the rear aspect with bi-fold doors providing access directly to the patio and rear garden. Velux roof light. Space for a large dining room table and chairs plus sofas and chairs. Vertical radiator



### Utility Room/ Storage

The garage has been converted to provide a utility room plus storage space, the latter which can be accessed internally or from the garage doors at the front of the property. The utility area is fitted with wall and base units with work surface over incorporating a single sink. Space and plumbing for a washing machine. Wall mounted combi gas boiler. Heated towel rail. Tiled floor. Inset ceiling spotlights.



### Cloakroom

Accessed from the utility room, the downstairs cloakroom is fitted with a WC and a wall hung wash hand basin with a tiled splashback. Tiled floor. Vertical radiator. Obscured double glazed window to the side aspect.

### Landing

Fitted carpet. Hatch to partially boarded loft space with ladder access. Airing cupboard with shelving.

### Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet.



### Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet.



### Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.



### Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted carpet.



### Bedroom Five

Currently used as a study/ dressing room. Double glazed window to the front aspect. Radiator. Fitted carpet.

with steps leading up to an artificially lawned area, Raised borders with mature bushes and trees, boundary fencing and gated pedestrian access to the side. Outside tap and external power point,



### Front Of Property

Block paved driveway providing off road parking for two vehicles with well established shrub borders. Steps to the front door with garage doors providing access to the storage area.



### Bathroom

Stylishly fitted and comprising a WC, vanity unit with inset wash hand basin and a panelled bath with shower over. Part tiled walls and tiled floor. Heated towel rail. Two obscured double glazed windows to the rear aspect.

### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

### Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)



### Rear of Property

A well kept garden with a paved patio area adjacent to the property

Approximate Gross Internal Area = 142.0 sq m / 1529 sq ft

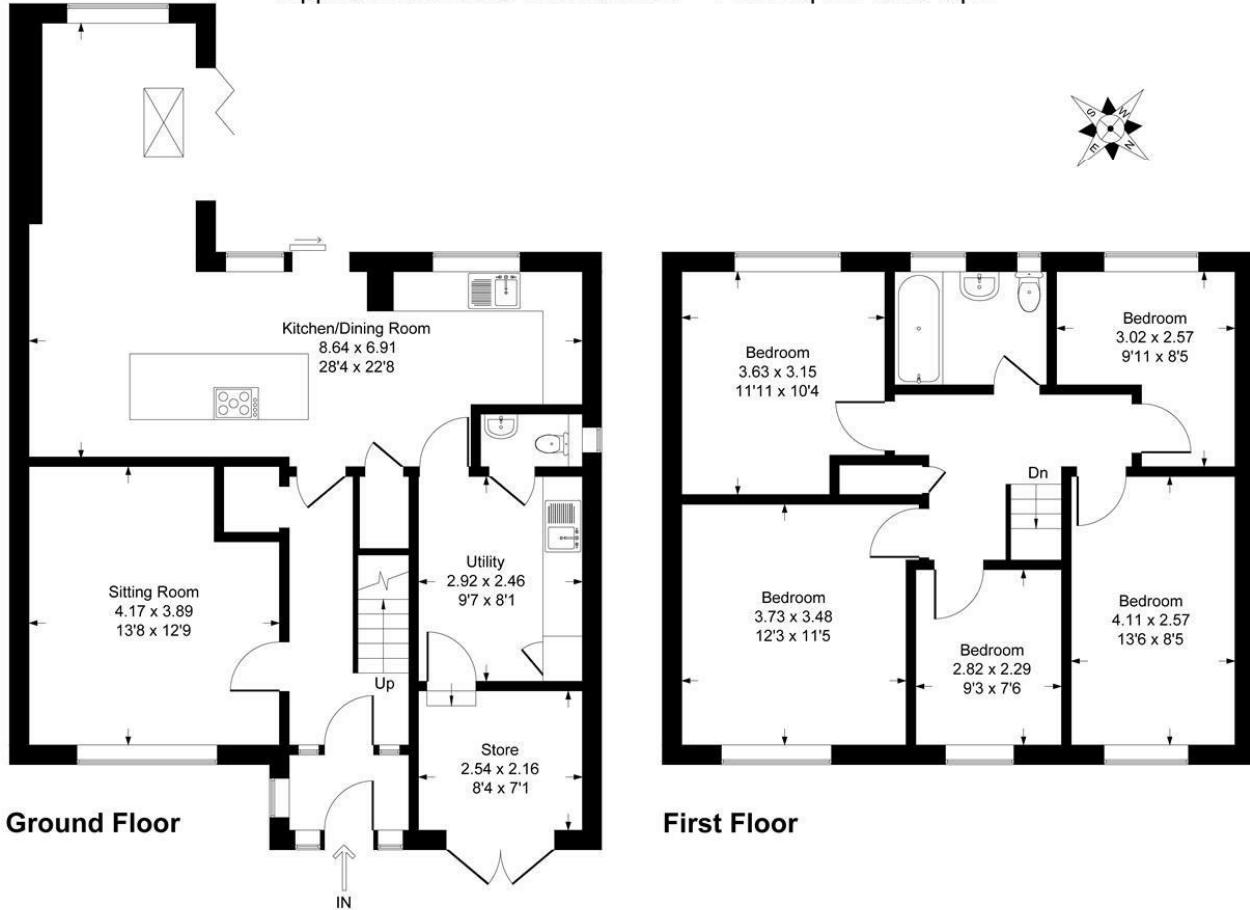


Illustration for identification purpose only, measurements approximate, and not to scale.

