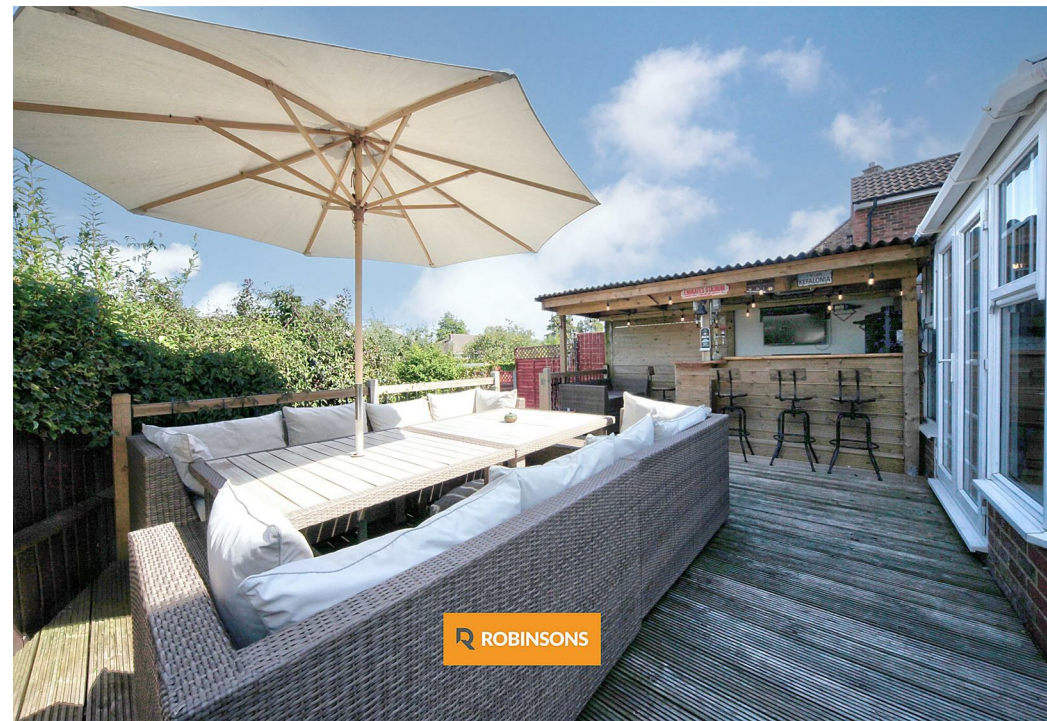
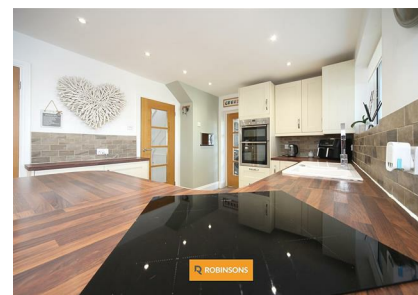


11 Pipers Croft, Dunstable, LU6 3JZ
Fixed Asking Price £470,000

ROBINSONS



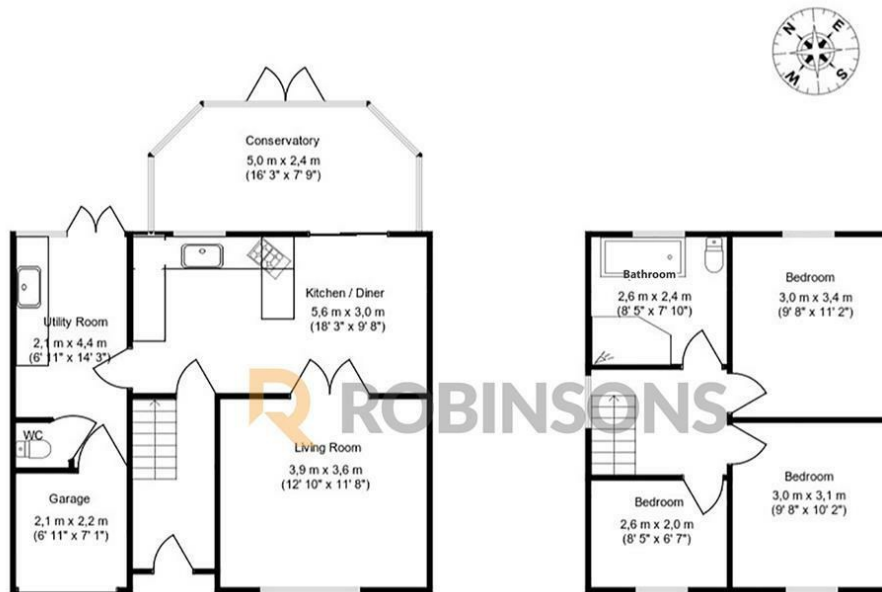
A BEAUTIFULLY PRESENTED THREE-BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME IN SOUGHT-AFTER SOUTH WEST DUNSTABLE, OFFERING SUPERB ENTERTAINING SPACE, AN OUTDOOR BAR, AND HIGH-QUALITY MODERN FINISHES THROUGHOUT.

This impressive home on Pipers Croft has been thoughtfully updated to create the perfect family space. The property features a spacious open-plan kitchen/dining area with a breakfast bar, ideal for everyday living and entertaining. There is also a separate living room with a log burner, adding warmth and character.

The garage has been converted to provide a convenient utility area and ground-floor W/C, while upstairs you'll find a stylishly renovated family bathroom and three well-proportioned bedrooms.

Outside, the property truly shines with a fantastic garden complete with decking and a fully equipped outdoor bar with power outlets – perfect for hosting family and friends. Additional benefits include double glazing throughout, a combi boiler only 8 years old, and off-road parking for up to three cars.

Located in the ever-popular South West Dunstable area, this home combines modern comfort with a sociable layout – ideal for growing families.



Total approximate area :104.7 sq meters (1127.0 sq feet)

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate



20 West Street
Dunstable
Bedfordshire
LU6 1SX
01582 661112
sales@robinsons-estates.co.uk
<https://www.robinsons-estates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(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	