



**Connells**

Appleby Gardens  
Dunstable



## Property Description

Positioned within a popular residential area of Dunstable, this well-presented three-bedroom semi-detached home offers generous and versatile living accommodation, ideal for modern family life.

The property has been extended to the ground floor, creating excellent additional space which now incorporates a separate dining area, useful utility room, and downstairs cloakroom, making it both practical and functional for day-to-day living and entertaining.

To the rear, the home boasts a large, well-proportioned garden, providing the perfect setting for family enjoyment, outdoor dining, and entertaining during the warmer months.

Upstairs, the accommodation comprises three well-sized bedrooms served by a family bathroom.

Externally, the property benefits from a substantial driveway to the front, offering ample off-road parking, along with an integrated garage, providing further storage or parking options.

Located close to local schools, amenities, and transport links, this home represents an excellent opportunity for families and buyers

seeking space both inside and out.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Entrance Hall

Double glazed door to front aspect, cupboard, stairs to landing

## Lounge

Double glazed window to front aspect, laminate flooring

## Kitchen

Double glazed window to rear aspect, fitted kitchen, wall and base units, work surfaces, integrated oven and hob, cooker-hood, one bowl sink and drainer, door to utility room, door to dining room, laminate flooring

## Dining Room

Patio doors to rear aspect out to the rear garden, laminate flooring

## Utility Room

Double glazed door to rear aspect out to rear garden, space for washing machine, space for tumble dryer, space for fridge freezer, cupboards, work surface, spot lights, tiled

flooring, door to cloakroom

## Cloakroom

WC, wash hand basin

## Landing

Double glazed window to side aspect, stairs from hall

## Bedroom One

Double glazed window to front aspect, carpeted flooring

## Bedroom Two

Double glazed window to rear aspect, carpeted flooring

## Bedroom Three

Double glazed window to front aspect, carpeted flooring

## Bathroom

WC, wash hand basin, bath, part tiled walls, tiled flooring

## Outside

## Front Garden

Driveway parking

## Rear Garden

Patio area, laid to lawn, shrub border

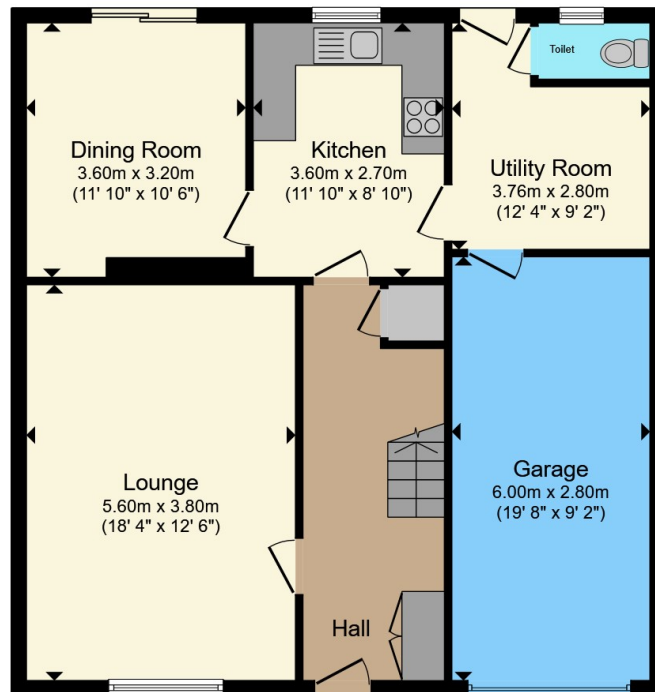
## Garage

Integrated

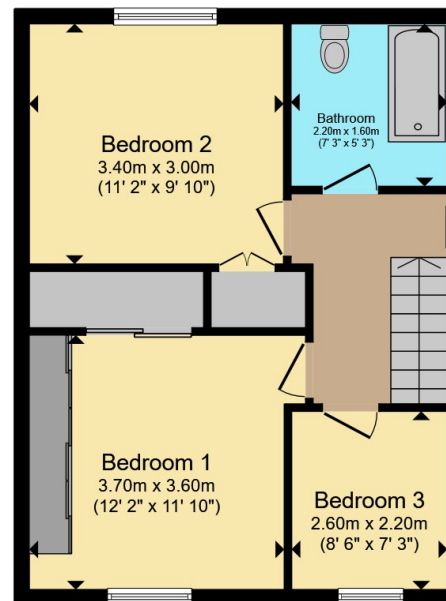








**Ground Floor**



**First Floor**

Total floor area 129.1 m<sup>2</sup> (1,390 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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