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12 First Avenue, Dunstable, LU6 3AL

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## Offers In Excess Of £575,000

- EXTENDED FIVE BEDROOM FAMILY HOME
- BAY-FRONTED LOUNGE WITH OPEN FIREPLACE
- STUNNING OPEN-PLAN KITCHEN/DINING ROOM
- ADDITIONAL RECEPTION ROOM
- GARAGE WITH INTERNAL ACCESS
- PRIME RESIDENTIAL ROAD
- BEAUTIFUL HERRINGBONE FLOORING
- RANGEMASTER COOKER & INTEGRATED APPLIANCES
- FAMILY BATHROOM, SEPARATE WC & SHOWER ROOM
- LANDSCAPED REAR GARDEN BACKING ONTO PARK

Occupying a prestigious position on one of Dunstable's most desirable roads, this exceptional five-bedroom family home has been thoughtfully extended to create over three floors of spacious and versatile accommodation. Combining character features with contemporary open-plan living, this impressive home is perfectly suited to modern family life.

The welcoming entrance hall provides an immediate sense of space, with stairs rising to the upper floors. To the front of the property, the elegant living room is flooded with natural light from a beautiful bay window and boasts a feature open fireplace alongside striking herringbone flooring, creating a warm and inviting atmosphere.

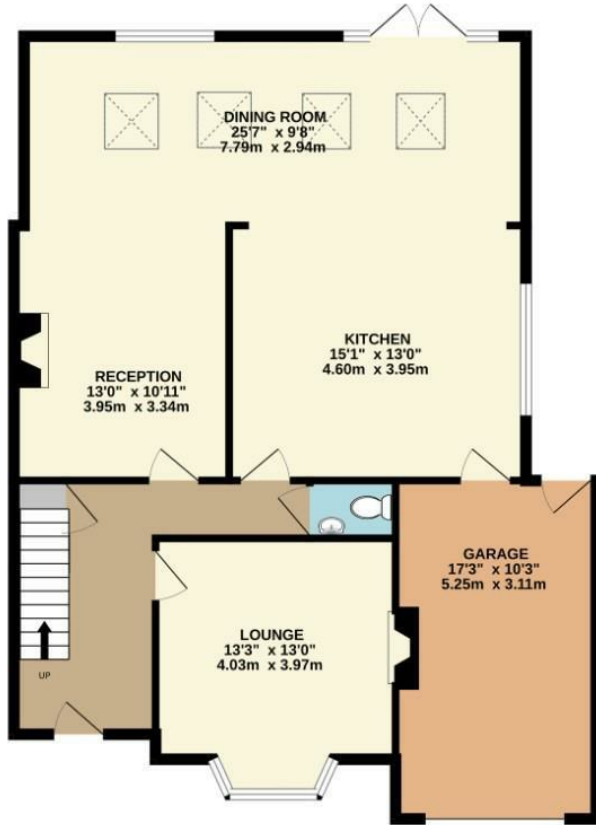
Undoubtedly the heart of the home is the stunning open-plan kitchen and dining room. Beautifully appointed with an extensive range of floor and wall mounted units, generous work surfaces, a Rangemaster gas cooker and integrated appliances, this space has been designed for both everyday family living and entertaining. The tiled flooring benefits from underfloor heating, providing additional comfort throughout the space. The dining area enjoys direct access to the rear garden and flows seamlessly into an additional reception room, complete with a charming log-burning stove, currently arranged as a tranquil reading room but equally suited as a family room, playroom or home office. Internal access to the garage adds further practicality.

Arranged over the upper floors, the accommodation offers five well-proportioned bedrooms. The first floor comprises three generous bedrooms, a family bathroom and a separate WC, while the second floor provides two further double bedrooms and a stylish shower room. The rear-facing bedroom enjoys delightful views across the mature garden and neighbouring park, providing a peaceful outlook.

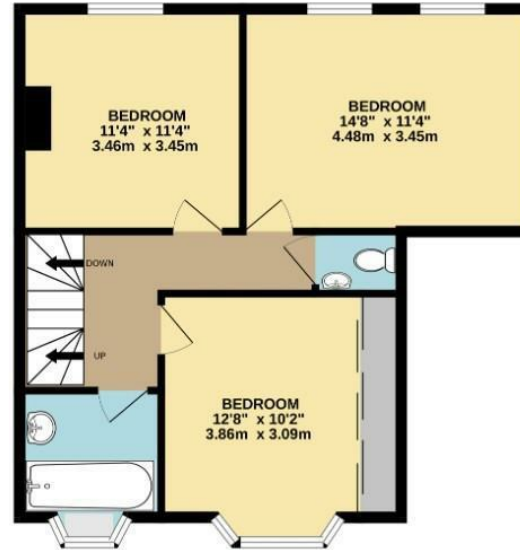
Outside, the beautifully maintained rear garden is predominantly laid to lawn with an attractive patio seating area, creating the perfect setting for outdoor dining and summer entertaining. Mature flower beds border the garden, adding colour, privacy and seasonal interest. The front driveway offers off road parking for multiple vehicles and access to the garage.

Perfectly positioned for excellent schools, local amenities, Dunstable Downs, parks and commuter links including the A5, M1 and nearby rail connections, this outstanding home offers an enviable lifestyle in one of the town's most sought-after locations.

GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |









