



indigo
residential



9 Emmer Green, Luton

Luton

£600,000

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Luton

STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

INDIGO RESIDENTIAL are delighted to be marketing this immaculate four double bedroom home boasting a beautiful rear garden, double garage and driveway situated in a quiet cul de sac.

DESCRIPTION:

This exceptional executive family home offers an abundance of space and beautifully presented accommodation throughout, making it an ideal choice for growing families seeking both comfort and practicality.

The property is entered via a spacious entrance hall, finished with attractive laminate flooring and providing access to the principal ground floor accommodation. Stairs rise to the first floor, while doors lead to a generous cloakroom with WC and the integral double garage, adding to the home's everyday convenience.

The impressive lounge is a superb space for both relaxing and entertaining, featuring fitted laminate flooring and a gas fireplace. Its standout feature is the breathtaking outlook over the beautifully landscaped rear garden, enjoyed through floor to ceiling double glazed windows and large patio doors that flood the room with natural light and create a seamless connection between the indoor and outdoor spaces.

The separate dining room offers an elegant setting for formal dining and family gatherings, enhanced by a double glazed bay window and French doors that provide an open yet flexible connection to the main living area.

The re fitted kitchen has been thoughtfully designed with a comprehensive range of eye and base level units, integrated appliances and ample worktop space. A breakfast area provides the perfect spot for informal dining or morning coffee, while the adjoining utility room offers additional storage, a second sink, and space for both a washing machine and tumble dryer.

To the first floor, the property offers four generously proportioned double bedrooms, all benefiting from fitted carpets and excellent natural light. The spacious principal bedroom enjoys fitted wardrobes and a well appointed en-suite shower room, while the remaining bedrooms are served by a fully tiled



Large Entrance Hall

Lounge

18' 1" x 15' 9" (5.50m x 4.80m)

Kitchen/Breakfast Room

16' 3" x 9' 10" (4.95m x 3.00m)

Dining Room

14' 4" x 11' 7" (4.36m x 3.52m)

Cloakroom W/C

Bedroom One

14' 3" x 11' 7" (4.35m x 3.52m)

Ensuite

Bedroom Two

14' 2" x 10' 7" (4.32m x 3.22m)

Bedroom Three

13' 3" x 8' 4" (4.05m x 2.55m)

Bedroom Four

11' 0" x 7' 7" (3.35m x 2.32m)

Family Bathroom



Ground Floor

pprox. 69.3 sq. metres (745.9 sq. feet)

Stopsley

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First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 131.2 sq. metres (1412.5 sq. feet)