



Connells

Colosseum Drive
Houghton Regis Dunstable



Property Description

Stylish Three Bedroom Semi-Detached Home – Colosseum Drive, Houghton Regis, LU5 6QD

Located within a sought-after residential area, this well-presented three bedroom semi-detached home offers modern, low-maintenance living, making it an ideal choice for families and first-time buyers.

The ground floor welcomes you with an entrance hall leading to a convenient cloakroom. The spacious lounge provides a comfortable space for both relaxing and entertaining, while the contemporary fully fitted kitchen sits to the rear, featuring French doors that open onto the garden, allowing for plenty of natural light and a pleasant outlook.

The rear garden is designed for ease of upkeep, with a small patio area and a neatly maintained lawn that requires minimal maintenance – ideal for those wanting outdoor space without extensive gardening. To the front, the property benefits from driveway parking.

Upstairs, there are three bedrooms, including a generous master bedroom with its own en suite shower room. The third bedroom is more compact and is currently used as a home office, offering flexible space to suit a

variety of needs. A modern family bathroom serves the remaining accommodation.

Call TODAY to book your viewing!

Entrance Hall

Door to front aspect, stairs to landing

Cloakroom

WC, wash hand basin

Lounge

Carpeted flooring, window to front aspect

Kitchen

French doors to rear aspect, tiled flooring, spotlights, fully fitted kitchen, wall and base units, one and a half bowl sink and drainer, integrated appliances, integrated oven, integrated gas hob and cooker-hood, work surfaces, space for dining

Landing

Stairs from hall

Bedroom One

Carpeted flooring, window to rear aspect

En Suite

Window to side aspect, WC, wash hand basin, shower cubicle

Bedroom Two

Carpeted flooring, window to front aspect

Bedroom Three

Carpeted flooring, window to rear aspect

Bathroom

Window to front aspect, tiled floor to ceiling, WC, wash hand basin, bath with overhead shower

Outside

Front Garden

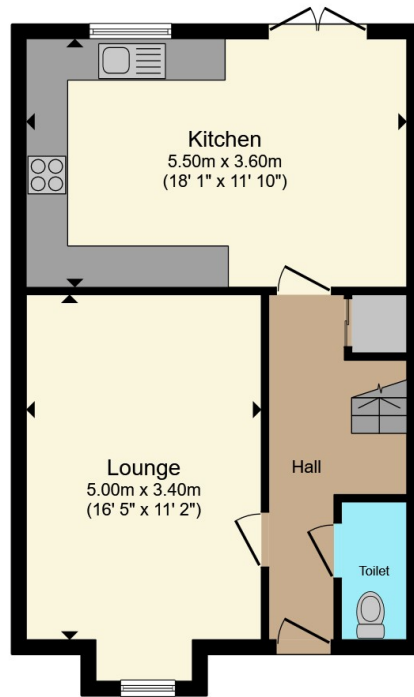
Paved driveway parking

Rear Garden

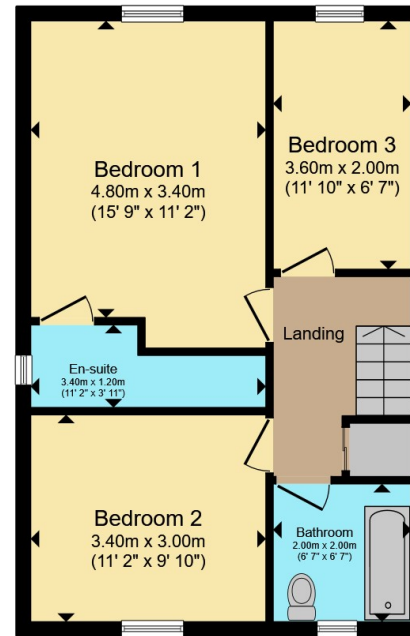
Small patio area, laid to lawn







Ground Floor



First Floor

Total floor area 96.6 m² (1,040 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



To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312481



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312481 - 0002