



## 12 Perrymead, Luton, LU2 8UE

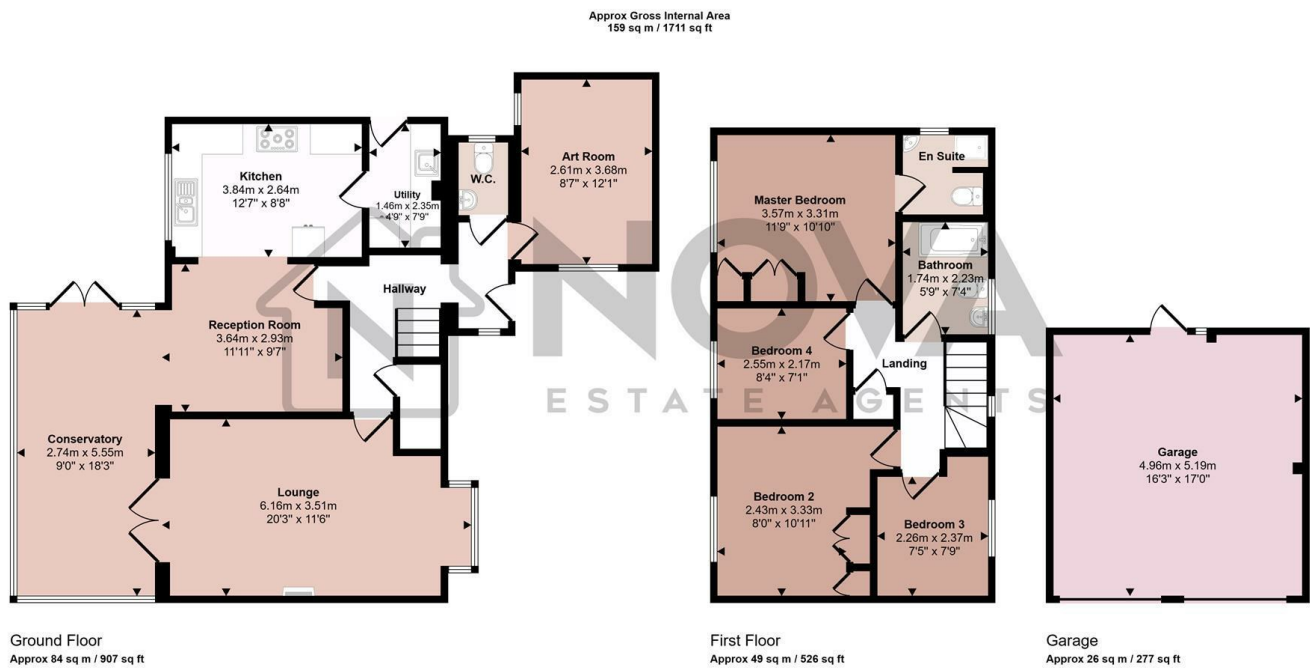
Situated in a quiet corner of a close in Wigmore, this impressive four bedroom detached family home occupies a generous plot and offers spacious, well maintained accommodation throughout.

The property is presented in excellent condition and provides a fantastic layout for modern family living. To the ground floor, there are two well proportioned reception rooms, ideal for both formal entertaining and everyday relaxation. The open plan kitchen/diner forms the heart of the home, offering ample workspace and dining space, perfect for family meals and social occasions. To the rear, a bright conservatory benefits from underfloor heating, making it a comfortable space to enjoy all year round.

Upstairs, the property boasts four good-sized bedrooms, including a spacious master bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a well

- Nova Estate Agents
- Detached 4 Bedroom House
- Double Garage & Driveway
- Popular Wigmore Area
- Large Plot
- En-Suite To Master Bedroom
- Press Play Button For 360° Walkaround Tour
- Conservatory
- Utility Room
- Private Location

£600,000



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	