



DG
Property
Consultants
Estd. 2000



Randall Drive, Dunstable, LU5 6FE

Asking Price £349,995

This property is located on the Randall Drive development Toddington which is conveniently positioned within walking distance of local amenities, within walking distance from popular and sought after local schools, and close to the hub of the village. Also, within access to mainline rail services (Harlington station) and M1 access, making this property ideal for families and commuter alike.

This 3-bedroom semi-detached property offered with no upper chain, combines comfort and space for family living. Accommodation comprising: Entrance hall, cloakroom, a good size lounge, leading to a dining room and adjacent fitted kitchen. The 1st floor offers 3 comfortable sized bedrooms and a combined family bathroom. Outside, the properties boast a private rear garden which provides excellent space for outdoor activities. Also, off road parking for 2 small vehicles to the side, plus a single garage.

Benefits include Full double glazing, gas central heating.

Book your viewing today and don't miss out on the opportunity to make this delightful property in this sought-after village your own.

Call Team DG on 01525-310200 to arrange your viewing



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Ground Floor Accommodation

Entrance Hall



uPVC double glazed entrance door, single radiator, matwell, power point(s), textured ceiling, door to cloakroom & living room.

Cloakroom



UPVC double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, textured ceiling.

Living Room

16'7" x 16'7" (5.05m x 5.06m)

UPVC double glazed box bay window to front, double radiator, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to the first floor, door to dining room, understairs storage cupboard.

View of Living Room



Dining Room

8'7" x 8'6" (2.62m x 2.60m)



Double radiator, fitted carpet, TV point, double power point(s), textured ceiling, double glazed patio doors to garden, archway opening to the kitchen.

View of Dining Room



Kitchen

8'7" x 7'9" (2.62m x 2.36m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with taps and tiled splashbacks, plumbing and space for a automatic washing machine, space fro a upright fridge/freezer and cooker, gas and electric point for cooker with extractor hood, vinyl flooring, double power point(s), textured ceiling, wall mounted concealed gas boiler serving heating system and domestic hot water serving heating system, archway opening to the diing room.

View of Kitchen



First Floor Accommodation

Landing

Doors to all first floor rooms, Upvc double glazed window to the side aspect, fitted carpet, power points, airing cupboard housing hot water tank.

Bedroom 1

13'2" x 9'11" (4.01m x 3.01m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 1



Bedroom 2

12'3" x 9'11" (3.73m x 3.01m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 3

8'7" x 6'5" (2.62m x 1.96m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

Family Bathroom



Fitted with three piece suite comprising; panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC double window to front, single radiator, vinyl flooring, textured ceiling.

Outside of the property

Front Garden & Driveway

Front garden, laid to lawn, boundary hedge. Front drive leading to the garage and offering off road parking. Access to the rear garden is through the garage.

Rear Garden



Enclosed rear garden with many mature plants, shrubs, flowers and trees, timber garden shed, pagola with garden seat, patio area, access to the garage and access to the front of the property.

View of Rear Garden



View of Rear Garden



Single Garage

17' x 8'2" (5.18m x 2.49m)

Attached brick built single garage with power and light connected, remote-controlled electric metal up and over door to the front, uPVC double glazed door to the rear garden.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

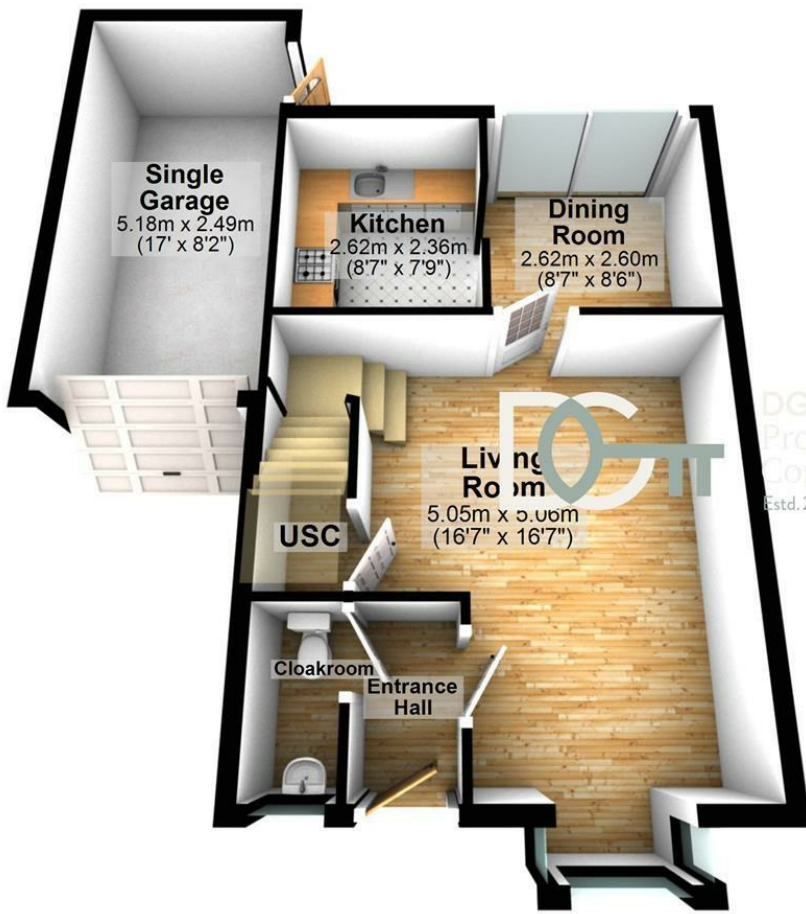
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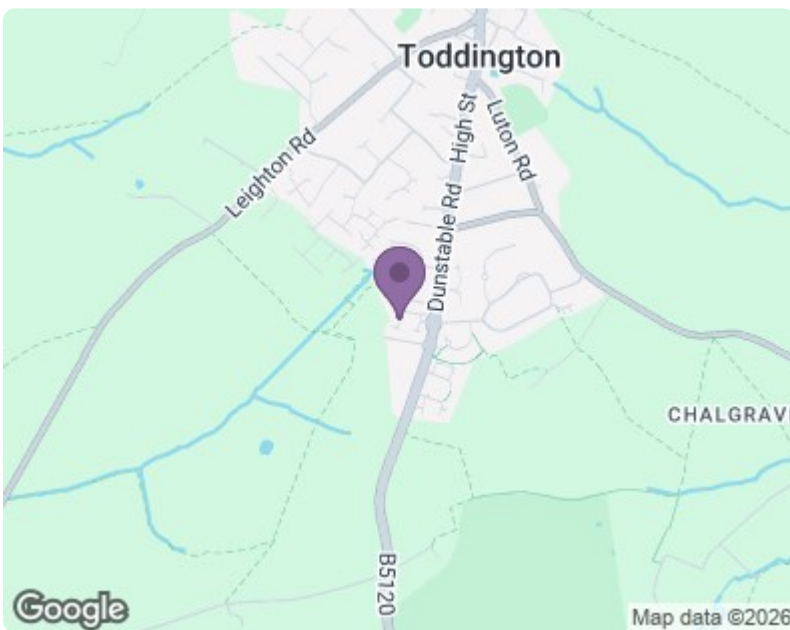
Ground Floor



First Floor



Total area: approx. 92.6 sq. metres (996.6 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
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