



Connells

Sallow Field
Houghton Regis Dunstable

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Houghton Regis Dunstable LU5 7AN

for sale
£400,000



Property Description

Arranged over three floors, this spacious family home offers well-balanced accommodation and remains under new build warranty, providing buyers with peace of mind.

The ground floor comprises a welcoming entrance hallway leading to a modern integrated kitchen fitted with a range of units and appliances. To the rear, there is a bright and spacious living room, complete with French doors opening onto the garden, creating a perfect space for both relaxing and entertaining.

The first floor hosts well-proportioned bedrooms along with a modern family bathroom finished to a good standard. The standout feature of this property is the impressive top floor principal bedroom, benefiting from built-in wardrobes and a private en suite, creating a peaceful and private retreat.

Externally, the property offers a good-sized rear garden, featuring a decking area ideal for outdoor dining, alongside a laid lawn. Further benefits include a carport providing off-road parking.

Located within close proximity to local amenities, schools, green spaces and excellent transport links, this property is ideally suited for families and professionals alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator, vinyl floor

Cloakroom

Vinyl floor, extractor fan, WC, wash hand basin, radiator

Lounge

Carpet, storage under the stairs, two radiators, french doors

Kitchen

Window to front aspect, integrated washing machine and dishwasher, electric oven, gas hob, cooker-hood, one and a half bowl sink and drainer, integrated fridge freezer, laminate flooring

Landing

Carpet, airing cupboard with cylinder

Bedroom Two

Window to rear aspect, carpet, radiator

Bedroom Three

Window to front aspect, radiator, carpet

Bedroom Four

Window to rear aspect, radiator, carpet

Bathroom

Laminate flooring, extractor fan, bath with shower head, WC, wash hand basin, tiled walls, radiator

Bedroom One

Loft bedroom, skylights, carpet, two radiators, built in wardrobes

En Suite

Window to front aspect, spotlights, extractor fan, double shower, wash hand basin, WC, radiator, vinyl flooring

Outside

Front Garden

Laid to lawn, patio to front door

Rear Garden

French doors to rear garden, decking, patio area

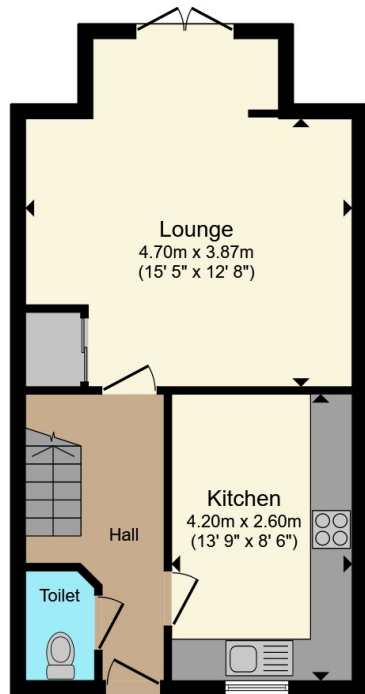
Parking

Dropped kerb, carport

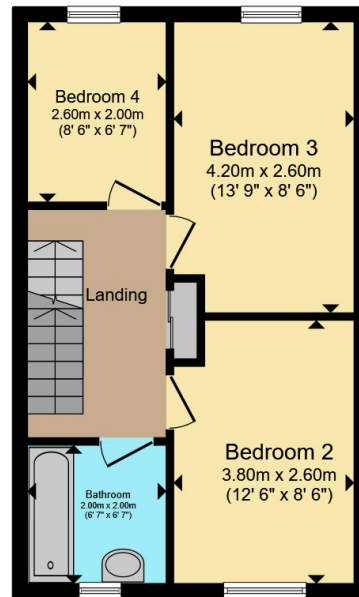




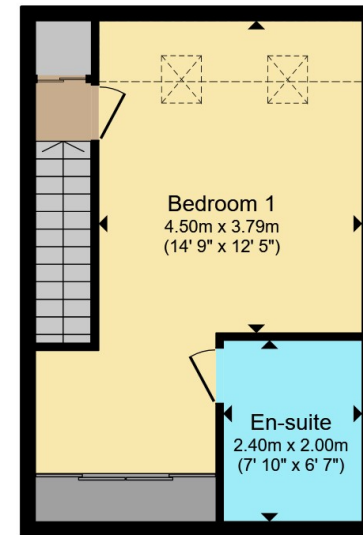




Ground Floor



First Floor



Second Floor

Total floor area 113.2 m² (1,219 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

Connells

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19 High Street North
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312678



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.

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