



Aubrey Close Dunstable LU5 4FH

for sale guide price
£525,000



Property Description

Situated on a desirable private road in the highly sought-after East Dunstable area, this beautifully presented four-bedroom semi-detached family home combines contemporary styling with generous living accommodation and exceptional bedroom sizes throughout.

The heart of the home is the stunning open-plan kitchen, dining and living space, featuring underfloor heating throughout the ground floor and bi-fold doors opening onto a beautifully landscaped rear garden. Designed for modern family living and entertaining, the garden offers a patio area, dedicated seating space and low-maintenance artificial lawn, while a spacious utility room completes the ground floor.

The first floor comprises three well-proportioned bedrooms and a family bathroom, including a spacious second bedroom with built-in wardrobes and en-suite, alongside an impressive third bedroom with extensive fitted wardrobes. Occupying the entire top floor is the superb principal bedroom suite, benefiting from skylights, useful eaves storage and a stylish en-suite shower room.

Offering rarely found bedroom proportions,

modern finishes throughout and a generous landscaped garden, this exceptional home is perfectly suited to growing families seeking both space and style.

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,

Ground Floor

Entrance Hall

Door to front aspect, stairs to landing

Cloakroom

WC, wash hand basin, laminate flooring, extractor fan

Lounge

Underfloor electric heating, laminate flooring, bifold door to rear aspect

Kitchen

Window to front aspect, one and a half bowl sink and drainer, integrated dishwasher, splashback tiles, induction hob, cooker-hood, double oven

Utility Room

Vinyl flooring, integrated fridge, space for washing machine and tumble dryer, one and a half bowl sink and drainer, splashback tiles, window to front aspect

Landing

Stairs from hall to first floor, radiator, carpet

First Floor

Landing, stairs to second floor

Bedroom Two

Built in wardrobes, two window to rear aspect, two radiators, carpet

En Suite

WC, wash hand basin, shower cubicle, shaving point, skylight, tiled walls

Bedroom Three

Built in wardrobes, radiator, window to front aspect, carpet

Bedroom Four

Built in wardrobes, radiator, window to front aspect, carpet

Bathroom

WC, wash hand basin, L-shaped bath, tiled

walls, extractor fan, window to side aspect, vinyl flooring

Second Floor

Landing

Bedroom One

Built in wardrobes, three skylights, two radiators, carpet

En Suite

WC, wash hand basin, heated towel rail, double shower, tiled walls, extractor fan

Outside

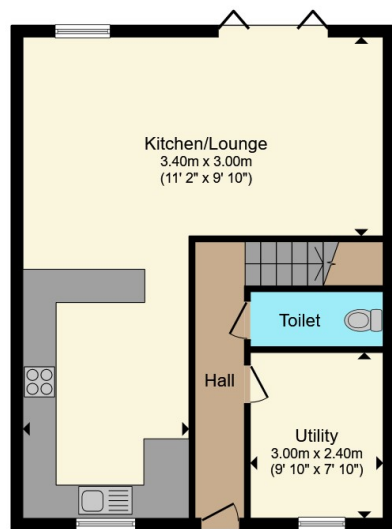
Rear Garden

Patio area, block paving, artificial grass, shed, electric points

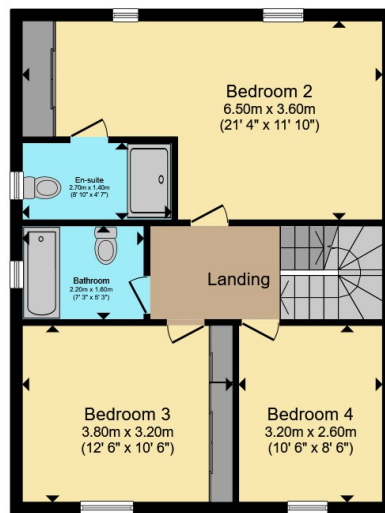




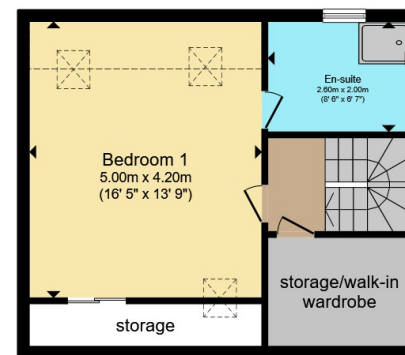




Ground Floor



First Floor



Second Floor

Total floor area 150.5 m² (1,620 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

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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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