



Connells

Frances Drive
Dunstable



Property Description

Rarely available and one of only two coach houses on this sought-after development, this exceptional freehold home offers a unique opportunity to purchase a stylish property within one of Dunstable's most distinctive residential settings.

Situated within the prestigious Ashton Grove development, created on the site of the former Ashton Middle School, the property combines modern living with the character and heritage of a location that holds an important place in Dunstable's history.

The accommodation centres around a spacious open-plan living area, providing a bright and versatile space for everyday living and entertaining. The contemporary kitchen is finished to a high standard with integrated appliances and premium finishes, while the generous double bedroom benefits from fitted wardrobes. A stylish bathroom completes the accommodation.

Approximately three years old, the property benefits from around four years remaining on the NHBC warranty, along with allocated parking and useful outdoor storage.

Ideally located for local amenities, beautiful countryside walks and excellent transport links, this superb home offers modern convenience within a truly unique development.

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.

Lounge

Open plan to kitchen, two radiators, built in storage, wooden flooring

Kitchen

Open plan to lounge, integrated appliances, electric oven and hob, cooker-hood, one bowl sink and drainer, window to front aspect, two skylights to rear aspect, wooden flooring

Bedroom One

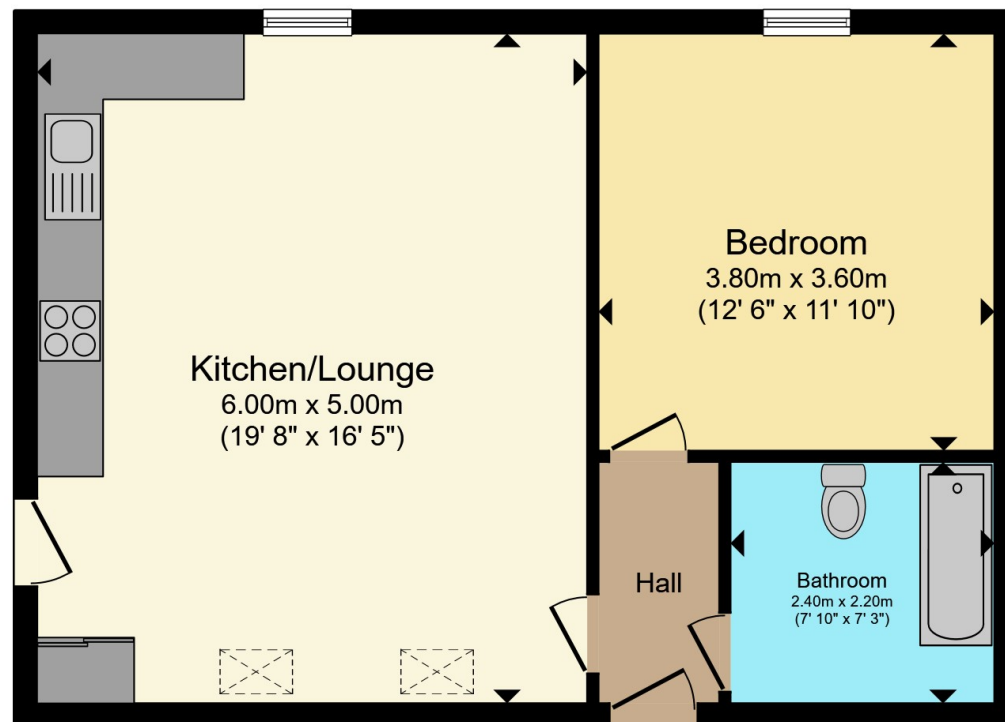
Window to front aspect, built in wardrobes, radiator, loft access, carpet

Bathroom

WC, wash hand basin, smart mirror, bath with rain shower, heated towel rail, tiled floor, part tiled walls, extractor fan







Total floor area 53.1 m² (571 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

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312657



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.

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Property Ref: DUN312657 - 0002