



**Connells**

Summerleys  
Edlesborough Dunstable



### Property Description

This delightful end-terrace cottage offers a wonderful blend of character and modern comfort, tucked away in a highly desirable village location. With parking for two cars, a private garage, and a versatile garden office, it provides everything needed for relaxed countryside living.

With its charming façade, versatile spaces, and inviting atmosphere, this cottage presents a fantastic opportunity for anyone looking to enjoy village life without sacrificing modern amenities.

Inside, the home features three well-proportioned bedrooms, a bright and welcoming lounge, a dedicated dining area, and a neatly arranged kitchen designed for practical everyday use. A well-appointed family bathroom serves the household, completing the comfortable and functional interior layout.



Outside, the property continues to impress with its garden office set on low-maintenance artificial turf, creating an ideal space for remote work, hobbies, or peaceful retreat. The garage offers valuable storage or workshop potential, while the off-street parking for two vehicles adds further convenience—an especially welcome feature in village settings.

## Entrance Hall

Under stairs storage. Radiator.

## Lounge

Double glazed window. Radiator. Parquet flooring under carpet. Working feature fire place.

## Dining Room

Double glazed patio doors to garden. Radiator. Parquet flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink with Insinkerator hot and filtered water tap. Integrated dishwasher. Gas hob with cooker hood over. Double oven. Built in wine rack. Vinyl flooring. Door to garden.

## Landing

Loft access. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

## Bedroom Two

Double glazed window. Radiator. Plumbing for washing machine. Carpeted flooring.

## Bedroom Three

Double glazed window. Radiator. Built in cabin bed. Carpeted flooring.

## Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. WC. Heated towel rail radiator. Fully tiled walls. Laminate flooring.

## Outside

### Front Garden

Shingle area. Access to garage. Access to rear garden. Driveway.

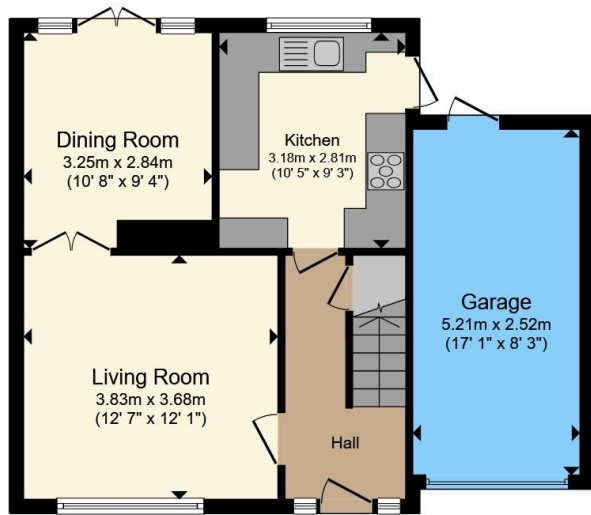
### Rear Garden

Artificial grass. Decking area. Shingle area. Mature bushes and shrubs. Sleeper flower beds. Wooden panelled fencing to borders. Side access to front garden. Courtesy door to garage.

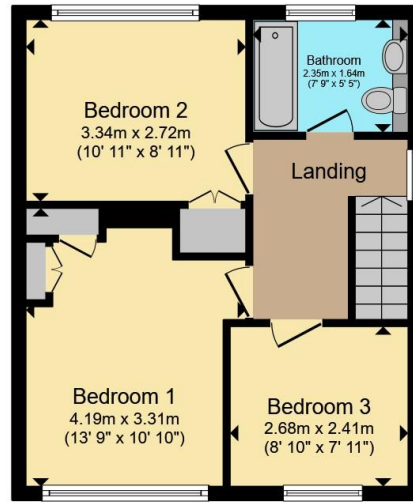
### Garage

Up & over door.

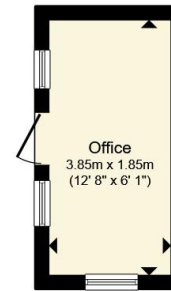




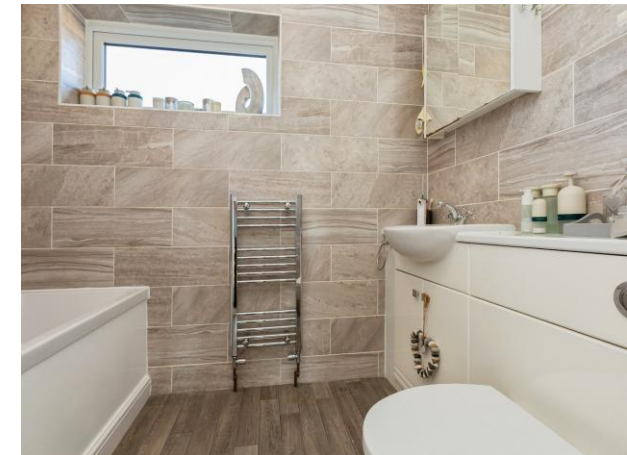
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 101.6 m<sup>2</sup> (1,094 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LBC311547](http://connells.co.uk/Property/LBC311547)**

Tenure: Freehold



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