



Holywell Close
Studham | Dunstable

£1,250,000
Freehold



Jeremy Swan



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Extended and modernised by the current owners to a particularly high standard, we are very pleased to offer this beautiful 4-bedroom detached family house located on one of the area's premier roads. Situated on a plot of approximately 0.35 acres and backing onto open countryside, this superb property is ideal for a family wanting a recently immaculate home within easy access of the Dunstable Downs.

- Gas fired central heating and Period double glazing by Residence 9 supplied by Harpenden Window Company.
- Beautiful reclaimed French oak floorboards throughout most of the ground floor
- Private cul de sac location
- Part brick and part gravel in and out carriage driveway providing off-street parking for many cars and access to a double garage
- Approx. 0.35 acres of southwest facing garden backing onto fields
- Four double bedrooms, one ensuite and a particularly large family bathroom
- Sole agent

Ground Floor

Reception hall – Open plan, stairs rising to first floor galleried landing with Velux window creating a light tunnel, reclaimed French floorboards, art deco style coat hanging space with shoe rack and glass shelving above, under stairs storage cupboard, radiator, spotlights.

Sitting room – Dual aspect, open plan, timber sprung floor with reclaimed French oak floorboards, open fireplace with a limestone mantelpiece surround with a limestone hearth, double glazed period bay window, dual aspect double glazed corner period window, two radiators, spotlights.

Dining room/family area – Open plan, fantastic place to entertain, reclaimed French oak floorboards, double glazed aluminium bi-fold doors to a south facing sun deck, two radiators, spotlights, second set of aluminium double-glazed French doors to the south facing rear garden.

Kitchen – Beautiful open plan space, reclaimed French oak floorboards, Howdens fitted kitchen with base units and wooden worktop, double Belfast sink with chef's tap over and wood



single drainer to the side, integrated Neff dishwasher, Viking Professional stainless-steel range with four gas hobs, griddle and hot plate, a Viking Professional extractor hood over with heaters, large electric fan oven, electric oven to the side, space for American style fridge freezer, radiator, spotlights.

Back porch boot room – Period tongue and groove coat rack with shelf above and shoe and boot storage, reclaimed French oak floorboards, door to the side opening out onto the gravel driveway.

Downstairs cloakroom WC – Large space, vinyl floor, period vanity fittings comprising low flush WC, bowl wash hand basin with brass mixer tap set on a marble top period console, column style radiator with heated towel surround, heated by both electric and gas central heating, extractor fan, spotlights.

Utility room – Base units with worktop inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for a condensing tumble dryer, vinyl floor, Worcester Bosch gas central heating boiler, airing cupboard

with a louvered door housing a pressurised hot water tank, Hive controlled heating system, spotlights.

First Floor

Landing – Galleried, sky light with a Velux window, spotlights.

Principal Bedroom – High vaulted ceiling, fitted carpet, access to an under eaves storage cupboard, double glazed French doors to a southwest facing Juliette balcony with a glass balustrade.

Ensuite – Large walk-in shower cubicle with rainwater shower head with handheld shower, Porcelanosa tiles, low flush WC, column style radiator with heated chrome towel rail surround heated by both electric and gas central heating, ceramic tiled floor with electric underfloor heating, twin wash hand basins with centre mixer tap, extractor fan, wall lights, spotlights.



Bedroom Two – Large double bedroom, fitted carpet, access to loft, radiator, spotlights.

Bedroom Three – Large double bedroom, fitted carpet, radiator, wall lights, spotlights.

Bedroom Four – Double bedroom, fitted carpet, radiator, spotlights.

Family Bathroom – Freestanding, contemporary style Victoria & Albert Napoli slipper bath with freestanding brass mixer tap with shower attachment, low flush WC, large walk-in shower cubicle with rainwater shower head with handheld shower, column style radiator with heated chrome towel rail surround heated by both electric and gas central heating, wash hand basin with brass mixer tap on a marble surround, ceramic tile floor with electric underfloor heating, under eaves storage cupboard, wall lights, spotlights.

Outside

Front – Part brick and part gravel in and out carriage driveway providing off-street parking for many cars.

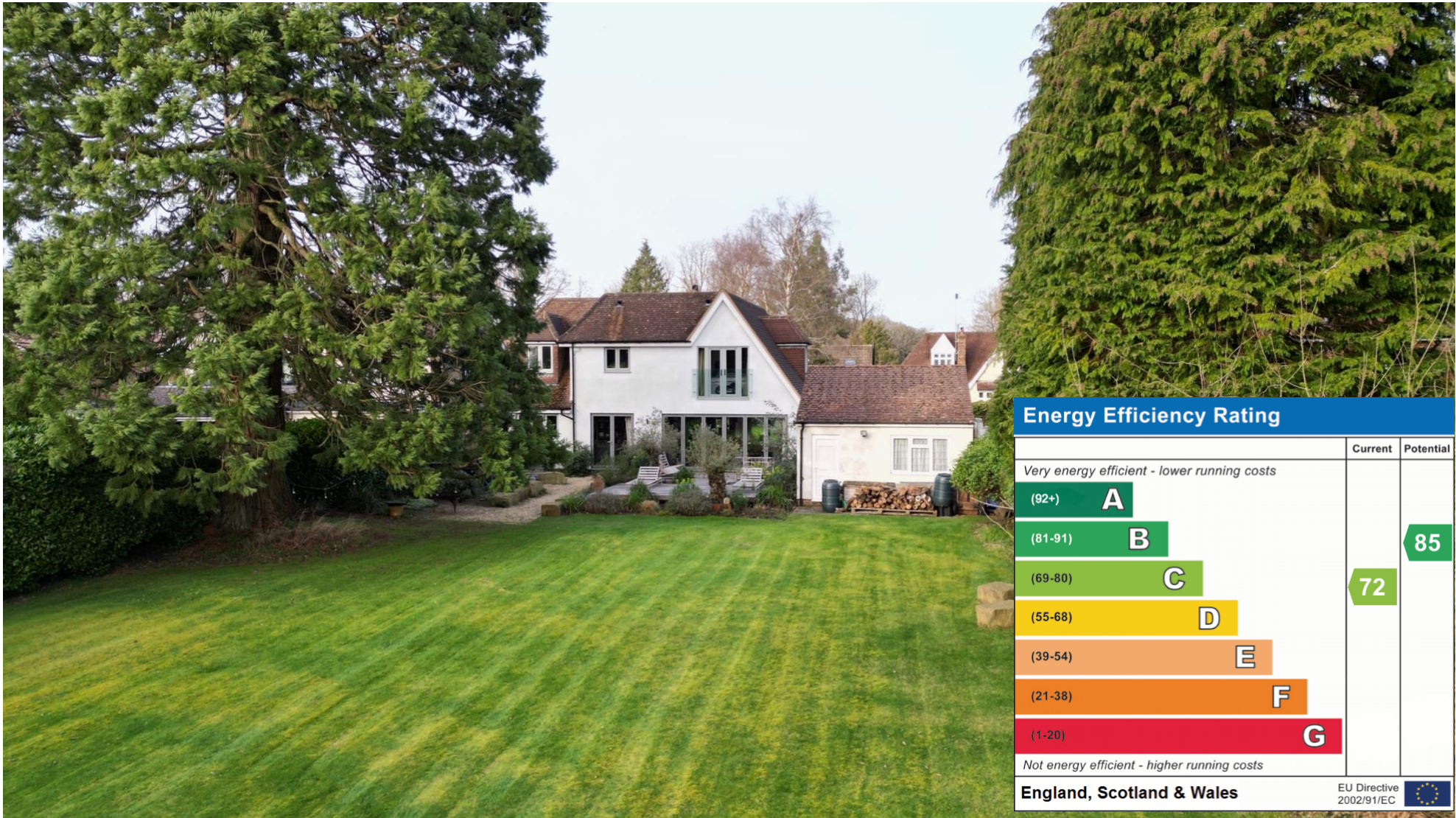
Garage – Detached double garage with electric remote controlled electric up and over doors, double glazed door to the rear garden, power and light.

Rear – Rear Garden is southwest facing. Professionally designed and landscaped by Tierra Designs decking area of balau hardwood with two contemporary style beds within the deck, mature olive trees, landscape lighting, pergola with hot tub underneath, landscaped boulders, giant redwood tree, remainder mainly laid lawn well stocked flower and shrub borders, hornbeam hedging at the rear providing screening and shelter for a vegetable garden, greenhouse, timber shed with power and water, the garden backs onto open fields.









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