



HUNTERS[®]
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21 Bowmans Way, Dunstable, LU6 3LF

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£240,000

- TWO-BEDROOM CLUSTER HOME
- HIGHLY SOUGHT-AFTER SOUTH WEST DUNSTABLE SETTING
- FITTED KITCHEN
- FIRST-FLOOR BATHROOM
- IDEAL FIRST-TIME BUY, DOWNSIZE OR INVESTMENT OPPORTUNITY
- QUIET CUL-DE-SAC LOCATION
- GENEROUSLY PROPORTIONED LOUNGE
- TWO WELL-PROPORTIONED BEDROOMS
- CLOSE TO LOCAL SHOPS, PARKS AND OPEN COUNTRYSIDE
- INTERACTIVE VIRTUAL TOUR

Nestled within a quiet cul-de-sac in one of South West Dunstable's most sought-after residential locations, this well-positioned two-bedroom cluster home offers an excellent opportunity for first-time buyers, downsizers or investors alike, combining practical accommodation with convenient access to schools, local amenities and surrounding countryside.

The property opens into a welcoming entrance area, leading through to a generously proportioned lounge, providing a comfortable and versatile space for both relaxing and entertaining. A front-facing window allows plenty of natural light into the room, while the layout provides ample space for both seating and additional furniture.

The adjoining kitchen is arranged with a range of fitted units and work surfaces, together with space for the usual appliances, creating a practical area for everyday cooking and preparation.

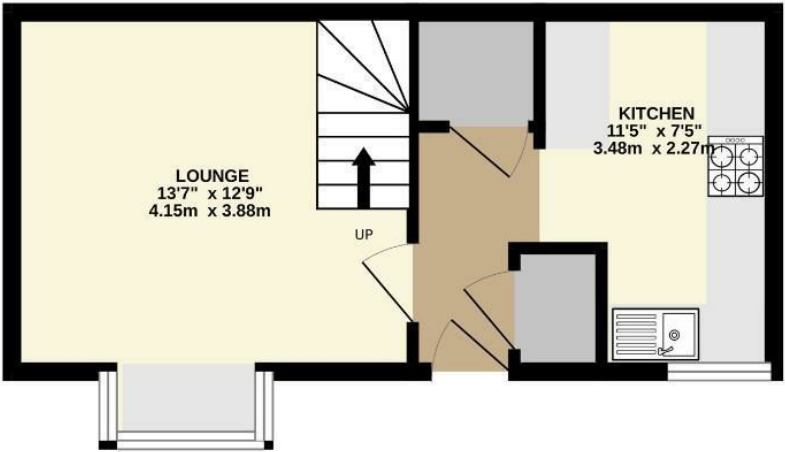
Stairs rise to the first floor where the accommodation continues with two well-proportioned bedrooms. The principal bedroom offers excellent space for a double bed and freestanding furniture, while the second bedroom provides a versatile room equally well suited as a guest bedroom, nursery or home office.

Completing the first floor is the bathroom, fitted with a three-piece suite and conveniently positioned between the two bedrooms.

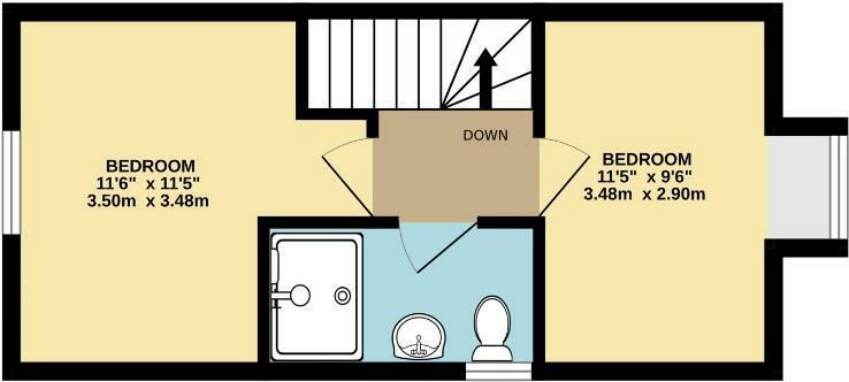
For those who enjoy the outdoors, the area is exceptionally well served by nearby green spaces, including Mentmore Recreation Ground, Bennetts Recreation Ground and Blows Downs, providing excellent opportunities for walking and recreation. ZSL Whipsnade Zoo is also within easy reach, adding to the strong lifestyle appeal of the location.

Combining a peaceful cul-de-sac setting with excellent access to local amenities, schools and open countryside, this attractive two-bedroom home represents a superb opportunity within a consistently popular area of Dunstable and should be viewed to be fully appreciated.

GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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