



Nestled in the desirable Fulbourne Close, Luton, this much-improved detached family home offers an exceptional living experience in a sought-after exclusive development. Spanning an impressive 1,463 square feet, the property boasts a high specification finish throughout, ensuring both comfort and style.

This detached house is ideal for families seeking a blend of modern living and convenience, with ample space for everyone to enjoy. The exclusive nature of the development adds to the appeal, making it a perfect choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this splendid home your own.



ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed hardwood door and double glazed window to the front aspect. Timber effect flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor. Dado rail.

CLOAKROOM

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with vanity unit under. Radiator. Timber effect flooring. Extractor.

SITTING ROOM

A spacious living space with a feature box bay window area with a double glazed window to the front aspect. Feature fire place with brick surround and hearth and a gas fire. Two radiators. Timber effect flooring. Tv point. French doors leading to:

KITCHEN / DINING ROOM

A large rear aspect space which provides the perfect space for the family to relax, entertain and enjoy. Sliding patio doors to the rear garden. Feature vertical radiator. Timber effect flooring. Inset spot lights.

KITCHEN AREA

Fitted to comprise a range of wall, drawer, base and larder units. Marble work surfaces. 1 and 1/2 drainer sink unit. Integrated appliances to include; eye level oven and grill, gas hob, dishwasher, fridge and freezer. Double glazed window to the rear aspect.

UTILITY ROOM

Fitted to comprise a cupboard housing the wall mounted boiler. Marble work surface with space and plumbing for a washing machine, space for a tumble dryer. Timber effect flooring. Feature vertical radiator. Double glazed window to the rear and side aspects. Door leading to the rear garden. Door to the garage.

LANDING

Providing access to all first floor accommodation with fitted carpet and a hatch to the roof space.

PRINCIPAL BEDROOM

A spacious rear aspect room with a double glazed window to the rear aspect. Fitted wardrobes. Radiator. Fitted carpet. Tv point.

ENSUITE SHOWER ROOM

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Part tiled walls. Heated towel rail. Double glazed window to the side aspect. Inset spot lights to the ceiling.

BEDROOM TWO

Double glazed window to the front aspect. Radiator. Fitted carpet. Large built in wardrobe.

BEDROOM THREE

Double glazed window to the rear aspect. Radiator. Wood laminate flooring.

BEDROOM FOUR

Double glazed window to the front aspect. Radiator. Wood laminate flooring. Storage cupboard.

FAMILY BATHROOM

A luxurious bathroom that has been tastefully fitted to comprise a w/c with concealed cistern. Wash hand basin set into a vanity unit. Roll top bath. Shower enclosure with shower over. Heated towel rail. Under floor heating. Inset spot lights to the ceiling. Double glazed window to the front aspect.

TO THE FRONT

Driveway providing off road parking for two cars and onward access to the garage. The remainder being laid to lawn with a pathway leading to the front door.

GARAGE

An integral garage with up and over door. Light and power. Pressurised hot water tank. Door on the utility.

REAR GARDEN

An enclosed rear garden with a decking area adjacent to the rear of the property with the remainder being laid to lawn, boundary fencing. Garden shed.

NB

Services and appliances have not been tested.

VIEWINGS

By private appointment only, through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

