



**Connells**

Beecroft Way  
Dunstable



## Property Description

Located in a quiet close within the highly desirable area of West Dunstable, this exceptionally well-presented three-bedroom semi-detached home offers comfortable and versatile living space, ideal for first-time buyers and families alike.

The ground floor features an inviting entrance hall, a fitted kitchen and a spacious lounge and dining room. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from both front and rear gardens, along with off-road parking for added convenience.

Perfectly positioned for commuters, the property provides excellent access to the A5 and M1, and is within easy reach of well-regarded schools and local amenities.

Don't miss out — contact Connells today to arrange your viewing!

### Entrance Hall

Door to side aspect and double glazed window to front aspect

### Lounge

Double glazed doors to front aspect, carpeted flooring

### Kitchen

Double glazed window to side and rear aspect, fitted kitchen, wall and base units,

work surfaces, space for washing machine, space for dishwasher, space for fridge freezer, integrated electric hob, cooker-hood, one bowl stainless steel sink and drainer, laminate flooring.

### Landing

### Bedroom One

Double glazed window to rear aspect, laminate flooring

### Bedroom Two

Double glazed window to front aspect, laminate flooring

### Bedroom Three

Double glazed window to rear and side aspect, laminate flooring

### Bathroom

Double glazed window to side aspect, wash hand basin, WC, bath, heated towel rail, laminate flooring

### Outside

### Front Garden

Paved driveway, shingle to side, gate to side aspect through to front door

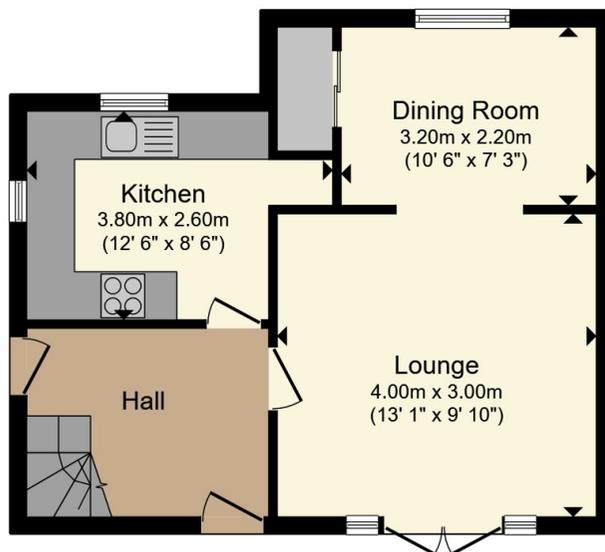
## Rear Garden

Spacious garden, patio area, laid to lawn, brick built storage, shed

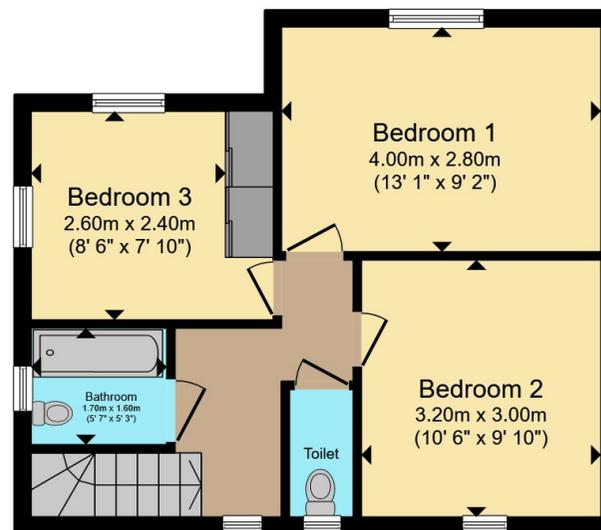








**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (866 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

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312290](http://connells.co.uk/Property/DUN312290)**



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Property Ref: DUN312290 - 0003