



71 Cutenhoe Road, South Luton LU1 3NB
Offers In Excess Of £575,000

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The property is situated in a DESIRABLE LOCATION of South Luton and has undergone a MAJOR TRANSFORMATION, with a large side and rear extension as well as a loft conversion and now offer oceans of space and light over THREE FLOORS. Approaching 2000 SQ FT (185 SQ MTRS) with FOUR DOUBLE BEDROOMS and luxury fittings to the EN SUITE, BATHROOM & CLOAKROOM, to the ground floor, well designed SITTING ROOM, and the open plan FAMILY ROOM, DINING ROOM and FULLY INTEGRATED KITCHEN BREAKFAST ROOM, complete with quartz work surfaces, has underfloor heating and a separate UTILITY ROOM. BI-FOLD DOORS lead out to the REAR GARDEN which approaches 70FT (21 MTRS) in length and is landscaped with mature exotic plantings and backs onto the Memorial Park which offers PROTECTED STATUS FOR YOUR PRIVACY and to the front very AMPLE DRIVEWAY PARKING

Ground Floor

Entrance Hall

Covered porchway with courtesy spotlighting and composite main entrance door leading into hallway. Inset spotlights. High gloss ceramic floor tiling with underfloor heating and carpeted staircase with sweeping balustrade to first floor with under storage cupboard and window to side aspect on half landing. Twin sets of Oak double doors to Reception Rooms and to Cloakroom.

Sitting Room

Bay window to front aspect. Feature fireplace with limestone surround and black granite hearth. Ornate coved ceiling with overhead light point plus inset spotlights and TV point. Fitted carpet. Radiator

Family Room -

High gloss ceramic floor tiling with underfloor heating. Inset wiring and aerial point for wall mounted style TV. Inset spotlights. Open plan to Dining Area.

Dining Room

Overhead lantern roof light and bi-fold doors to the patio and rear garden. High gloss ceramic floor tiling with underfloor heating. Inset spotlights. Open plan to the Kitchen Breakfast Area.

Kitchen/Breakfast Room

Fitted with a quality range of gloss fronted base and wall mounted, units with complementary quartz work surfaces, upstands and island unit/breakfast bar. Built in and integrated appliances include five ring induction

hob with overhead extractor unit, two electric fan ovens, microwave oven, steamer oven and dishwasher with space and plumbing for American style side by side fridge freezer. One and a half bowl stainless steel sink unit with inset drainer and mixer tap with additional spray attachment. High gloss ceramic floor tiling with underfloor heating. Inset spotlights and concealed under unit lighting.

Utility Room

Wall mounted cupboards and work top with under space and plumbing for washing machine and dryer. Wall mounted gas fired boiler serving domestic hot water and central heating system. as well as the pressured hot water cylinder system.

Cloakroom

Fitted with a two piece suite comprising WC and bowl style wash hand basin set on black granite vanity shelf with black granite splash back and fitted mirror. Opaque glazed window to side aspect with co-ordinating black granite sill. High gloss ceramic floor tiling with underfloor heating. Inset spotlights and extractor fan.

First Floor

First Floor Landing

Carpeted and balustraded staircase with courtesy LED lighting, rising from ground floor and staircase to Second Floor. Window to side aspect. Inset spotlights Radiator.

Bedroom 1

Double bedroom with bay window to front aspect with fitted blinds. Two sets of built in wardrobes with hanging rail and shelving, Fitted carpet. Inset spotlights and radiator. Aerial point and inset wiring for wall mounted style TV. Door to En Suite.

En Suite

Fitted with a three piece suite comprising wall hung WC and wash hand basin with vanity cupboard and wide walk-in shower enclosure with overhead shower head as well as hand held appliance. Marble style wall tiling below mirrored wall. Opaque glazed window to front aspect with black granite sill and fitted blinds. High gloss ceramic floor tiling with underfloor heating. Inset spotlights, extractor fan, shaver point and heated towel rail.

Bedroom 3

Double bedroom with window to rear aspect with fitted blinds. Inset spotlights. Fitted carpet. Radiator.



Bedroom 4

Double bedroom with window to rear aspect with fitted blinds. Built in wardrobe with hanging rail and shelving. Inset spotlights and radiator.

Family Bathroom

Fitted with a three piece suite comprising WC, wash hand basin and bath with overhead shower unit and glazed splash panel. Marble style wall tiling below mirrored wall with black granite shelf and opaque glazed window to side aspect with co-ordinating black granite sill. High gloss ceramic floor tiling with underfloor heating. Inset spotlights, extractor fan, shaver point and heated towel rail.

Second Floor

Second Floor Landing

Window to side aspect. Built in wardrobe with hanging rail and shelving. Fitted carpet. Inset spotlights and overhead light point.

Bedroom 2

Three velux windows to rear aspect with integrated black out blinds plus opening window to the landing. Three eaves storage cupboards. Fitted carpet. Inset spotlights plus two wall light points. Two radiators.

Exterior

Front & Driveway

Block paved driveway providing ample parking space and steps up to the covered porchway and main entrance door with pitched tiled roof and automated, timer controlled low level LED courtesy lighting. Timber side gate provides access to the rear garden and there is a low brick built front boundary wall.

Rear Garden

A true feature of the property and approaching 70ft (21mtrs) in length, there is a timber decked patio adjacent to the rear of the house, a retaining wall and steps up to a paved area leading on to the central lawn which gently sweeps up to the rear of the garden with deep side borders, host to a variety of exotic plantings including mature flowering phormiums, yuccas and shaped evergreens. External water tap. Sensor and courtesy lighting and timber fenced boundaries enclose the garden,

General

The property has been completely re-furnished, extended and re-designed to provide generous accommodation throughout all the light filled and stylishly equipped rooms. Further benefiting from

Upvc leaded light double glazing, gas central heating with underfloor heating to the majority of the ground floor and bathrooms, radiator heating to bedrooms and there is a security alarm system.

Tenure: Freehold

Council: Luton Borough Council

Council Tax Band : D

Energy Rating:

Postcode: LU1 3NB

Location

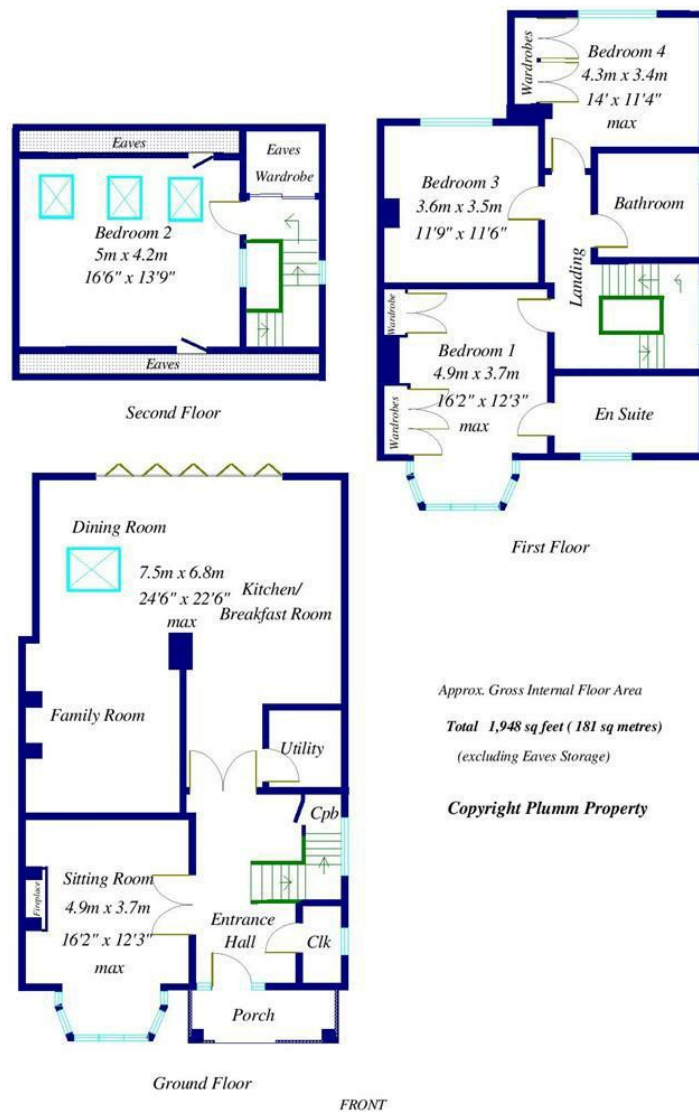
The property is located in a much sought after residential road of South Luton, which backs on to the Luton Hoo Memorial Park which has protected status and is also within easy reach of good local schools including Surrey Street Primary School which caters for 3-11 years and Avenue Centre for Education for 11 to 16 years, both having good Ofsted ratings and for private schooling St George's in Harpenden. Luton's transport connections set it apart. The M1 motorway passes the town, linking it to London, the Midlands and the north and Junction 10 is easily accessed from here. There are plentiful trains - you can be in London in 23 minutes - and the busway service provides easy access to Luton airport for international travel. For leisure pursuits this is also close to Stockwood Park, a large urban park with period formal gardens, leading crafts museums, Stockwood Park Rugby Club and extensive golfing facilities, and for local shopping the town offers The Mall and the Luton Retail Park.







REAR



Approx. Gross Internal Floor Area
Total 1,948 sq feet (181 sq metres)
 (excluding Eaves Storage)

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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