



Three bedroom semi-detached home with elevated rear views, garage, driveway parking and granted planning permission.

## The Home

Set in an elevated position within a well-established and popular part of South West Dunstable, this well-presented three bedroom semi-detached home offers bright, versatile accommodation together with a wonderful rear outlook, generous parking, an integral garage and the added benefit of granted planning permission for significant future enlargement.

The property is approached via a generous block-paved driveway providing ample off-road parking, access to the integral garage and the convenience of an electric vehicle charging point. The frontage is softened by attractive planting and shrub borders, creating an inviting first impression.

Once inside, the sitting room is a bright and welcoming reception space positioned to the front of the house. A large window allows excellent natural light to pour in, while the contemporary glass balustrade to the staircase adds a stylish modern touch and enhances the sense of openness.

To the rear, the kitchen/breakfast room is both practical and sociable, fitted with a good range of wall and base units, useful worktop space and room for everyday dining. Doors open directly onto the raised decked terrace, creating a natural connection between the internal living space and the garden beyond.

The family room is undoubtedly one of the standout areas of the home. This generous second reception space enjoys a large picture window, doors onto the deck and an elevated outlook across the rear garden and surrounding area, giving it a bright, airy and relaxed feel. It is an ideal room for family living, entertaining or simply enjoying the view.

Further ground floor accommodation includes a useful utility room with shower, positioned between the family room and garage, together with a separate WC located off the lobby.

On the first floor, there are three bedrooms and a family bathroom. The principal bedroom is a comfortable double room positioned at the front, with a large window bringing in plenty of natural light. Bedroom two enjoys the rear elevation and benefits from the home's attractive elevated aspect and long-distance outlook, while bedroom three sits to the front and would work equally well as a child's room, nursery, dressing room or home office. The family bathroom is fitted with a bath, wash hand basin and WC, presented in a clean and neutral style.

Outside, the rear garden is arranged over levels and is mainly laid to lawn, complemented by a raised decked terrace directly adjoining the house. This elevated seating area makes the most of the outlook and provides an excellent space for relaxing or entertaining, while the garden itself offers a pleasing sense of privacy and space.

In addition to the existing accommodation, the property also benefits from planning permission having been granted for an upper storey side extension, single storey front and rear extensions, part garage conversion and the addition of eight solar panels to the front roof slope. Application Number: CB/23/01385/FULL.

Overall, this is a home that combines flexible living space, practical

day-to-day features and genuine future potential, all within a sought-after residential setting.

## Situation

Set within South West Dunstable, regularly highlighted in local market commentary as a popular, sought-after residential pocket, this location is well placed for everyday convenience and countryside lifestyle. Enjoy straightforward access to the spectacular chalk landscapes of Dunstable Downs and Blow's Downs, while Dunstable town centre amenities including The Quadrant Shopping Centre, Grove Theatre and The Dunstable Centre are all within easy reach. Commuters benefit from strong regional connections via the A5-M1 Link and the Luton-Dunstable Busway, with Leagrave station also serving as the nearest rail connection for the postcode and offering straightforward access into London St Pancras.

## Why you'll love this home

You'll love the balance this home offers between immediate comfort and future opportunity, from the bright and flexible living space and elevated rear views to the decked terrace, generous parking, garage and planning permission already in place for substantial enlargement.

Approximate Gross Internal Area  
Main House = 92.90 sq m / 1000 sq ft  
Garage = 14.31 sq m / 154 sq ft  
Total = 107.21 sq m / 1154 sq ft

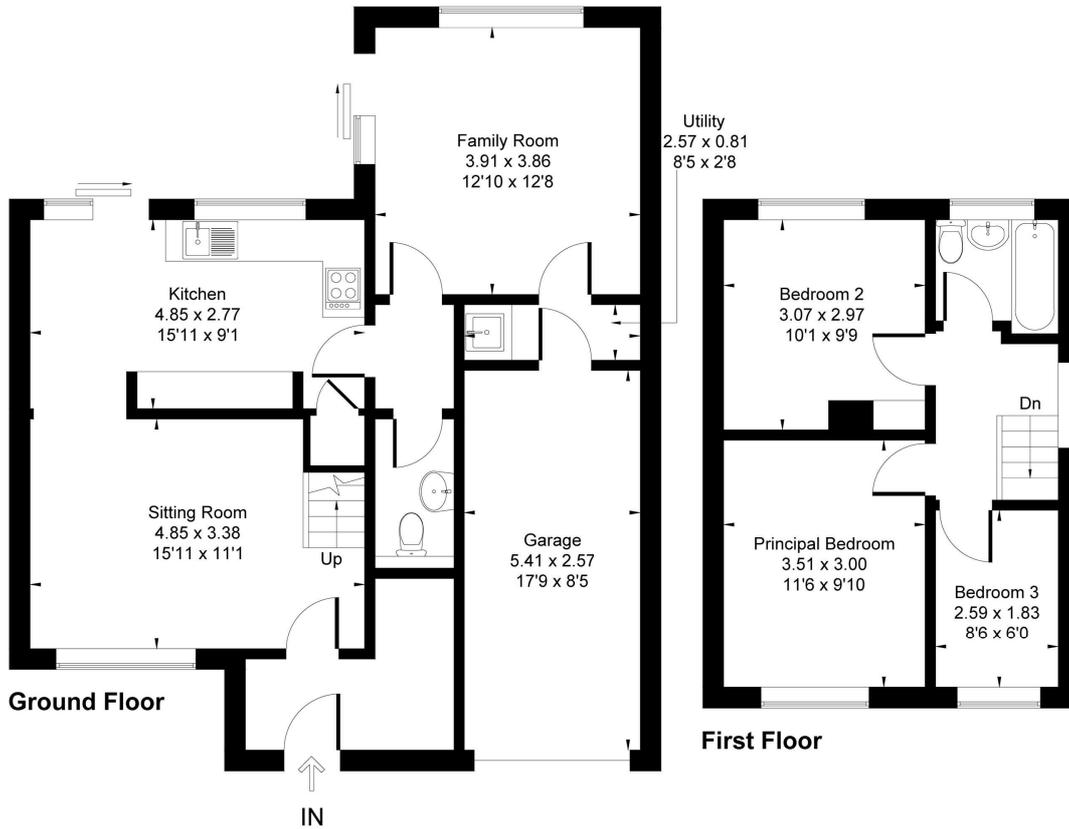


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D

EPC Rating: