



Nestled in the desirable area of Wilstead, this stunning detached house on Luton Road offers an exceptional living experience. Spanning an impressive 1,441 square feet, the property is beautifully presented and has been recently modernised to meet contemporary standards.

Located in a popular residential area, this home is a star buy and a practical choice for families seeking a vibrant community. With its modern amenities and potential for further development, this property is a rare find in today's market. Don't miss the opportunity to make this immaculate house your new home.



Following extensive modernisation the property benefits from a full electrical rewire, new fuse board including hard wired smoke heat carbon alarms and a new boiler.

Upon entering, you are welcomed into a spacious sitting and dining room, perfect for both relaxation and entertaining. The modern kitchen is a highlight, featuring sleek finishes and ample space for culinary creativity. The home boasts three generously sized double bedrooms, providing comfortable accommodation for families or guests. The family bathroom is well-appointed, ensuring convenience for all.

Set on a grand corner plot, this property benefits from a double garage and parking for a further five vehicles. The outdoor space is equally impressive, offering potential for future extensions with planning permission in place for a first floor extension above the double garage (as well as more potential for future extension - SSTP).

### Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Double glazed window with shutters as fitted to the side. Wood effect vinyl flooring. Feature vertical radiator. Central heating thermostat. Under stairs storage cupboard.

### Cloakroom

Tastefully fitted to comprise a w/c and a wash hand basin set into a vanity unit. Wood effect vinyl flooring. Radiator. Double glazed window to the front aspect.

### Sitting Room / Dining Room

A large dual aspect living space with a large double glazed window to the front aspect and sliding patio doors leading to the rear garden. Shutters fitted. Wood effect vinyl flooring. Feature vertical radiator. Wood burner. Tv point.



### Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. 1 and 1/2 drainer sink unit. Breakfast bar. Integrated appliances include; an induction hob with extractor over, oven, microwave and dishwasher. Space and plumbing for a washing machine , pace for a tumble dryer and American style fridge. Wine store. Double glazed windows to the front and rear aspects. Inset spot lights to the ceiling. Radiator. Wood effect vinyl flooring. Part tiled walls. Feature hardwood sliding door from the entrance hall.



### Landing

Providing access to all first floor accommodation with fitted carpet. Hatch to the loft with loft ladder. Airing cupboard. Double glazed window to the side aspect.



### Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet.



### Bedroom Two

Dual aspect with double glazed windows to the front and side aspects. Radiator. Fitted carpet.



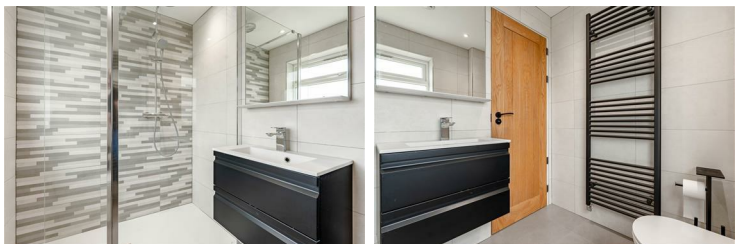
### Bedroom Three

Another good sized double bedroom with a double glazed window to the rear aspect. Radiator. Fitted carpet.



### Bathroom

Tastefully fitted to comprise a w/c. Wash hand basin with a vanity unit under and a walk-in shower enclosure. Fully tiled walls and floor. Double glazed window to the rear aspect. Heated towel rail. Inset spot lights to the ceiling.



### To The Front

Driveway providing ample off road parking and onward access to the double garage. The remainder being laid with mature shrubs and bushes. Brick retaining wall to the front boundary.

### Garage

With a remote controlled electric up and over door to the front. Light and power. Double glazed window to the rear aspect. Double glazed composite door leading to the rear garden. Further area set aside for hard standing and accessed via double gates.

### Rear Garden

A fully enclosed garden that is laid mostly to lawn with a decking and patio area adjacent to the rear of the property. Boundary fencing. Outside tap and light. Timber pergola.



### Garden Room

Offered by way of a converted detached garage this versatile space could be used as a home office, gym or by those running a business from home. French doors to the front. Double glazed windows to the rear and side aspects. Tv point and power points. Shelving and units as fitted.



### NB

Services and appliance have not been tested.

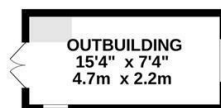
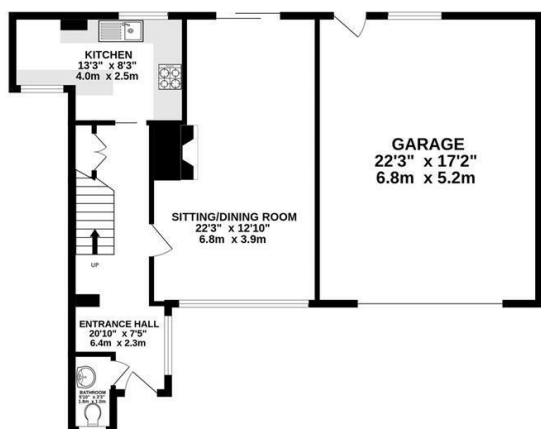
### Viewings

By appointment only through Bradshaws.

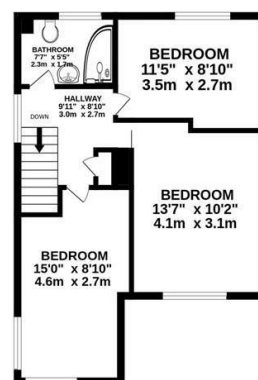
### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent her 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.)

GROUND FLOOR  
983 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		