



Located in the sought-after area of Drovers Way, Dunstable, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,214 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those looking to create a home office.

The heart of the home is undoubtedly the modern fitted kitchen, which is equipped with high-end integrated appliances, providing both style and functionality. This space is designed to cater to your culinary needs while offering a warm and welcoming atmosphere.

One of the standout features of this property is the delightful garden, which offers a spacious outdoor area perfect for family gatherings or quiet evenings. Additionally, the open green space at the front enhances the appeal, providing a pleasant view and a sense of community.

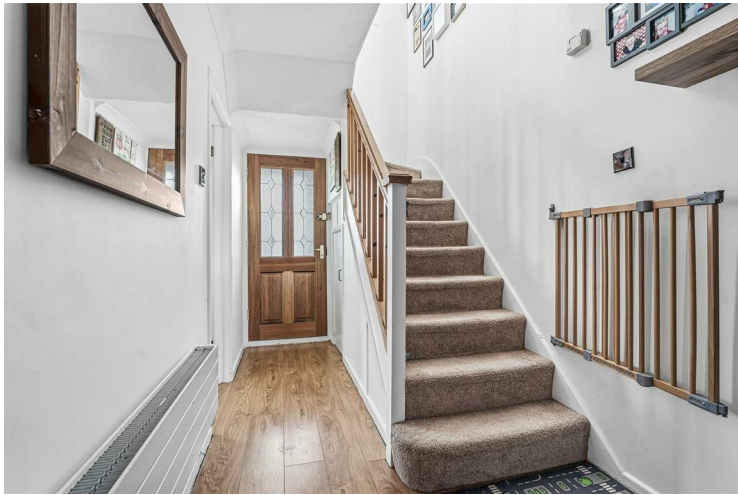
The location is particularly advantageous, being close to reputable schools and a variety of local amenities, making it an ideal choice for families. The property also includes a feature wood burner, adding a touch of charm and warmth during the colder months.

In summary, this semi-detached house on Drovers Way is a wonderful opportunity for those seeking a modern, spacious home in a popular residential area. With its high-end specifications and convenient location, it is sure to attract interest from discerning buyers.



## Entrance Hall

Frosted double door to entrance porch. Part glazed wooden door to hallway. Stairs rising to first floor landing. Access to understairs storage. Laminate style flooring. Radiator. Coving to ceiling.



## Lounge

Dual aspect room with double glazed window to front aspect and double glazed sliding patio door to rear aspect. Feature fire place and surround. Vertical wall mounted feature radiator.



## Dining Area

Double glazed window to rear aspect. Solid fuel wood burner and surround. Laminate style flooring. Radiator.



## Kitchen / Breakfast Room

Modern fitted kitchen with a range of eye level, and base level units. Hardwood work top surface. 1 ½ bowl single drainer sink unit with mixer tap. Complimentary tiling to splash back area. Integrated double oven. Gas hob. Integrated dish washer and drinks fridge. Tiled flooring. Two double glazed windows to front aspect. Double glazed bifolding door to rear garden. Sunken spotlights to ceiling.



## Utility Room

Tiled flooring. Hardwood work top surface with space for washing machine and dryer beneath. Double glazed window to rear aspect.

## Cloakroom

Low level w.c, handwash basin set in vanity unit. Part tiled walls. Tiled flooring. Heated towel rail. Spot lights to ceiling.

## Landing

Fitted carpet. Double glazed window to front aspect. Access to loft space. A/C housing boiler.

## Bedroom One

Double glazed window to rear aspect. Fitted carpet. Feature ornate fire place and surround. Radiator.



## Bedroom Two

Double glazed window to rear aspect. Fitted carpet. Built in storage. Radiator.





### Bedroom Three

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



### Family Bathroom

Fitted suite to comprise corner paneled bath, low level w.c and pedestal style hand wash basin. Tiled flooring. Tiled walls. Heated towel rail. Frosted double glazed window to side aspect.



### To the Front

Pathway to front entrance.



### To the Rear

Rear garden is a semi wrap around with back and side garden. Enclosed by panel fencing. Laid mainly to lawn. Patio area. Soft tiled children play area.



### NB

Services and appliances have not been tested.

### Viewings

By appointment only through Bradshaws.

### Disclaimer

These details have been prepared by Eoin Fahey 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.)

Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft

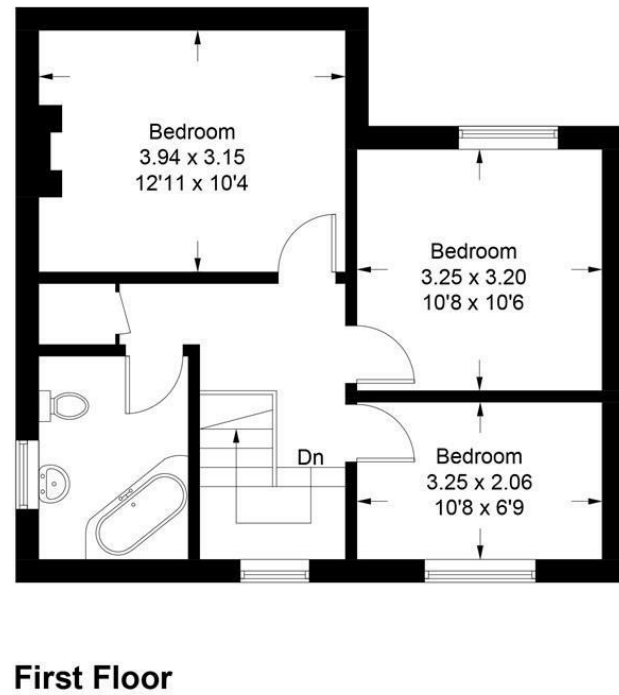
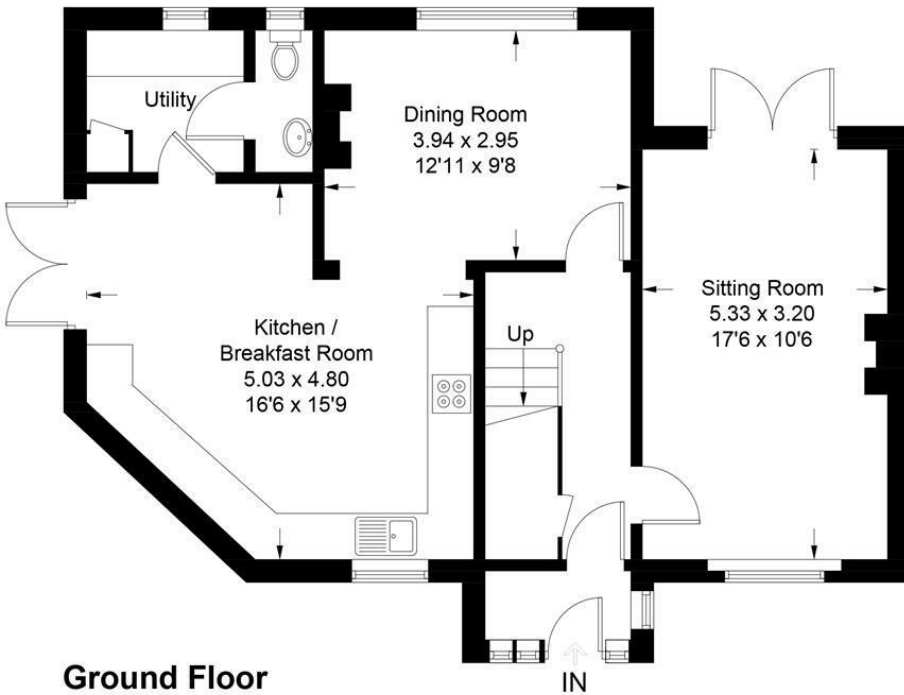


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264783)

