



Nestled in the charming area of Meadway, Dunstable, this traditional semi-detached home offers a delightful blend of character and modern living. The property has been thoughtfully improved and extended, providing versatile accommodation that caters to a variety of lifestyles.

This property is perfect for families or anyone seeking a spacious and versatile living environment in a desirable location. With its blend of traditional charm and contemporary enhancements, this semi-detached house is a wonderful opportunity not to be missed.



Upon entering, you are greeted by a home perfect for both relaxation and entertaining. The ground floor features a well-appointed bedroom that can also serve as a family room, enhancing the home's adaptability. The stunning rear aspect kitchen is a true highlight, designed to be both functional and aesthetically pleasing, making it a wonderful space for culinary enthusiasts.

Completing the ground floor is a convenient utility room and a modern shower room, ensuring practicality for everyday living. Upstairs, you will find three generously sized bedrooms, each offering ample space and comfort. The tastefully refitted shower room, along with a separate w/c, adds to the convenience of this well-designed home.

The property also offers a large south-west facing rear garden. This superb outdoor space is ideal for family gatherings, gardening, or simply enjoying the fresh air.

### Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door and double glazed window to the front aspect. Wood laminate flooring. Radiator. Stairs riding to the first floor accommodation.



### Living Room

Double glazed bay window to the front aspect. Radiator. Wood laminate flooring. Wall light points. Feature contemporary style electric fire. Decorative coving to the ceiling.



### Bedroom Four / Family Room

Located on the ground floor this versatile room offers potential for various uses. Currently being used as bedroom four but could be used as a family room, hobby room or study. Inset spot lights to the ceiling. Triple glazed window to the front aspect. Wood laminate flooring. Fitted wardrobes. Tv point.



### Kitchen / Breakfast Room

Tastefully fitted to comprise a range of wall, drawer and base level units with quartz countertop. Large central breakfast island with quartz countertop, cupboards under, an integrated induction hob with extractor, and single butler sink. Other integrated appliances include; eye level oven, microwave, freezer and dishwasher. Full length larder units and bespoke fitted pantry. Double glazed windows to the rear aspect and double glazed French doors to the dining conservatory. Inset spot lights to the ceiling. Tv point. Water softener.



### Utility Room

Fitted to comprise a range of wall and base level units with countertops over. Single drainer sink unit. Space and plumbing for a washing machine. Space for a tumble dryer. Cupboard housing the wall mounted boiler. Double door to the side and triple glazed window to the rear.



### Ground Floor Shower Room

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit and a walk in shower enclosure. Heated towel rail. Fully tiled walls and floor. Inset spot lights and extractor to the ceiling.



### Bedroom Three

Double glazed window to the front aspect. Fitted wardrobes, including over bed storage, and computer desk. Radiator. Fitted carpet.



### Dining Room / Conservatory

Located off the kitchen and of brick, Upvc and double glazed sealed unit construction with French doors leading to the rear garden. Currently being used as a family room but has been used as a dining room and fitted with wood laminate flooring. Radiator and walls lights.



### Bathroom

Tastefully fitted to comprise a large walk in shower enclosure. Wash hand basin set into a vanity unit. Airing cupboard housing the insulated hot water tank. Double glazed window to the rear aspect. Fully tiled walls and floor. Insert spot lights and extractor to the ceiling.

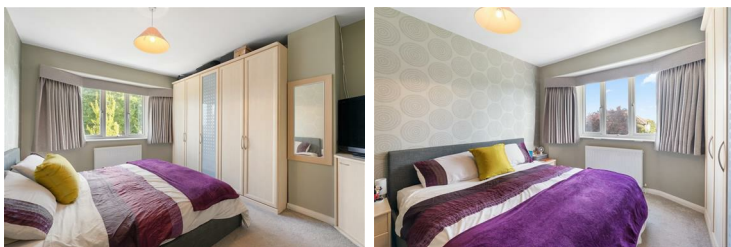


### Landing

Providing access to all first floor accommodation with a triple glazed window to the side aspect. Fitted carpet. Pull down loft hatch with loft ladder.

### Bedroom One

Double glazed bay window to the front aspect. Fitted carpet. Radiator. Tv point.



### Bedroom Two

Double glazed bay window to the rear aspect. Feature window seat. Computer desk. Fitted wardrobes. Radiator. Fitted carpet.



### Cloakroom

Separate from the bathroom and fitted to comprise a w/c. Fully tiled walls and floor. Double glazed window to the rear aspect.



### To the Front

Driveway providing off road parking for two cars with the remainder being laid mostly to lawn with bushes and shrubs to the front and side borders.





### Rear Garden

A good sized rear aspect south-west facing garden. Laid mostly to lawn with a variety of mature bushes and trees. Patio area adjacent to the rear of the property. Boundary fencing garden shed. Gated pedestrian access to the side.



### NB

Services and appliances have not been tested.

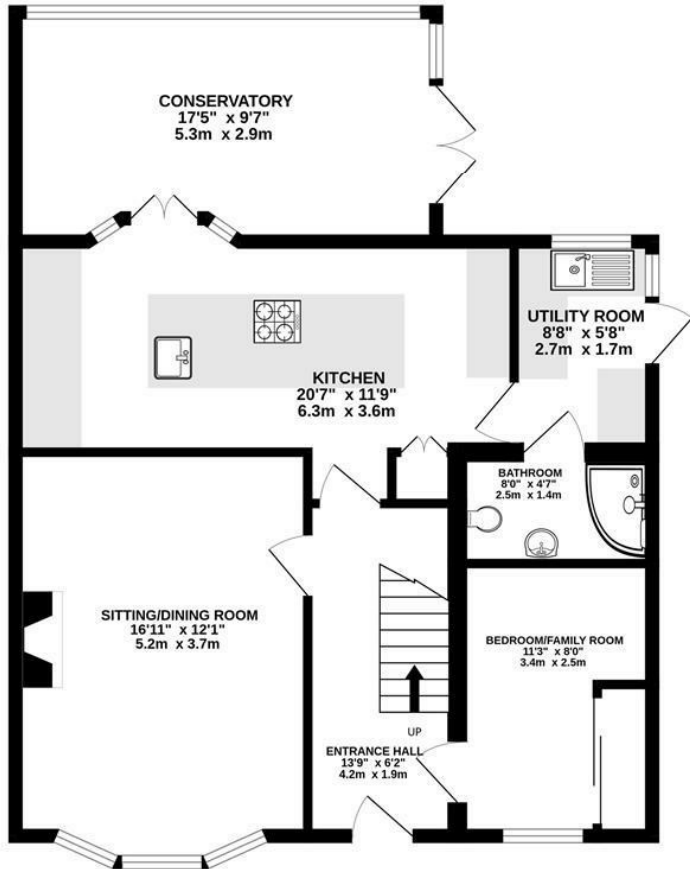
### Viewings

By appointment only through Bradshaws.

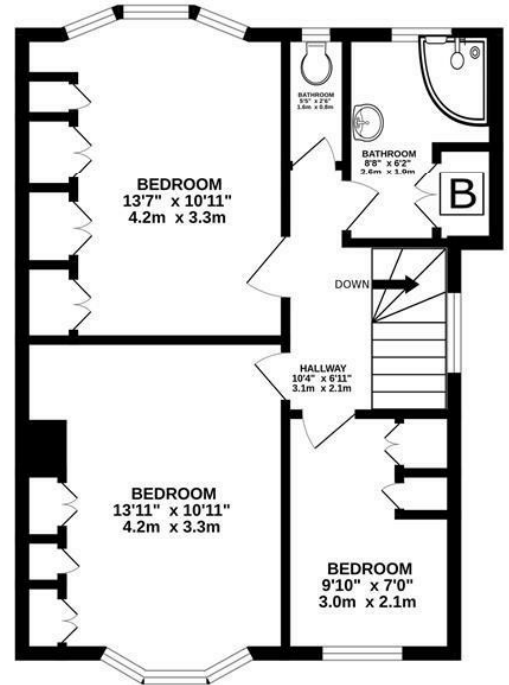
### Disclaimer

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  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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