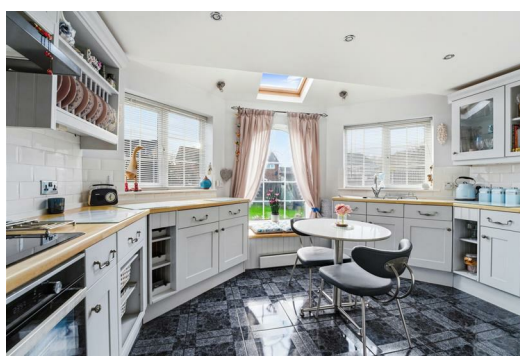




Set in a popular Luton setting close to open green space, this beautifully presented link-detached home offers generous living space, a superb rear garden, driveway parking, garage and versatile family-friendly accommodation.

The Home

Set within an established residential setting in Luton, this attractive link-detached home offers well-balanced accommodation ideally suited to modern family life, with generous reception space, a practical layout and a beautifully maintained rear garden.

The property is approached via a smart frontage with ample driveway parking and access to an integral garage, creating an immediate sense of kerb appeal. Inside, the entrance hall provides a welcoming first impression and leads through to the principal living accommodation, with a useful ground floor cloakroom/WC also positioned off the hall.

A particular highlight is the substantial sitting room, a bright and stylish reception space with a large front-facing window, feature fireplace and a broad, open feel that works equally well for everyday living and for entertaining. Just off the main reception area is a dedicated study space, ideal for those working from home or in need of a quiet reading or hobby corner.

To the rear, the home continues to impress with a separate dining room enjoying French doors opening directly onto the garden, along with overhead skylight glazing that helps draw in further natural light. The shaker-style kitchen is both attractive and functional, offering generous worktop space, good storage, space for casual dining and a lovely outlook across the rear garden, with a charming window seat adding to its appeal. A separate utility room provides further storage and practical laundry space, with internal access through to the garage.

Upstairs, the first floor landing feels bright and characterful, leading to three well-proportioned bedrooms. The principal bedroom sits to the front and benefits from an en suite shower room. Bedroom two is a comfortable rear-facing double, while bedroom three is a particularly versatile dual-aspect room that could work equally well as a guest bedroom, child's room or further principal-style room depending on a buyer's needs. The family bathroom is a generous space and includes a striking freestanding bath.

Outside, the rear garden has been beautifully cared for and provides a wonderful extension of the living space, with lawn, patio seating areas and a garden outbuilding that adds further flexibility.

From a lifestyle perspective, the location is especially appealing for buyers who enjoy access to green space. Galley and Warden Hills is a local nature reserve managed by the Wildlife Trust, and Warden Hill Trig Point is a well-known hilltop landmark popular with walkers and those seeking elevated local views. Everyday convenience is also well catered for, with nearby shopping including Sainsbury's, ALDI, and a nearby Costa Coffee branch.

Overall, this is a highly individual and well-presented link-detached home offering a strong mix of family practicality, versatile reception space and a garden that will be hard to beat.

Viewing

All viewings are strictly by appointment through Bradshaws.

AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area

Main House = 144.92 sq. m / 1560 sq. ft

Outbuilding = 11.79 sq. m / 127 sq. ft

Total = 156.71 sq. m / 1687 sq. ft

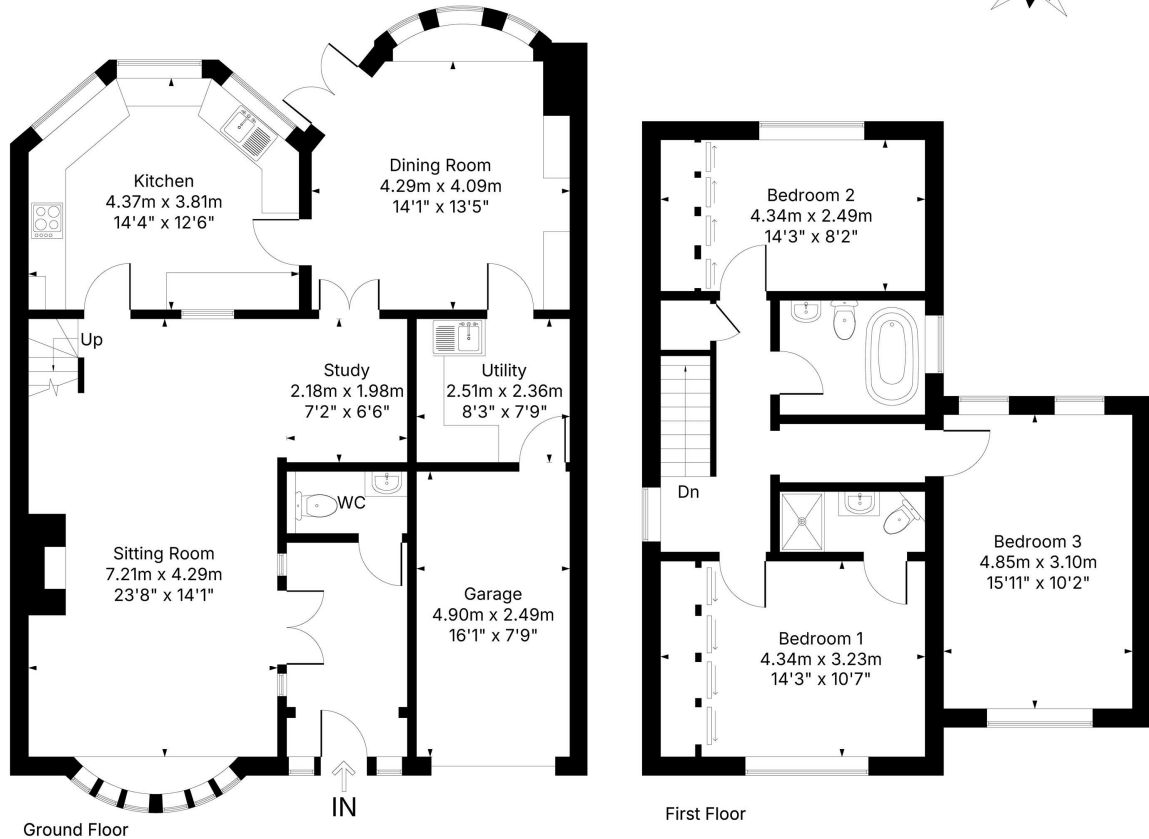


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D

EPC Rating: C