



Nestled in the highly desirable area of Friars Walk, Dunstable, this fully detached family home offers an exceptional living experience. With five generously sized bedrooms, this property is perfect for families seeking both space and comfort. The home has been tastefully altered and extended, providing a versatile layout that caters to modern family life.

Located within a good school catchment area, this home is not only a wonderful place to live but also an excellent investment for families looking to settle in a thriving community. An internal viewing is highly recommended to fully appreciate the charm and potential of this remarkable property.

Furthermore, the property is offered with no upper chain, allowing for a smooth transition for prospective buyers.

Upon entering, you will find a welcoming sitting room, a spacious dining room, and a well-appointed kitchen, all designed to create a harmonious flow throughout the home. The 'show piece' room on the ground floor is undoubtedly the rear aspect living room with its orangery style roof and bi-folding doors; Additionally, there is a cloakroom and a useful side hall / utility. The property boasts two bathrooms, ensuring convenience for the entire family.

Set on a large garden plot, the outdoor space is perfect for children to play or for hosting summer gatherings. The ample off-road parking adds to the practicality of this home, making it easy for families with multiple vehicles.

Entrance Porch

Double glazed composite door to the front aspect. Tiled floor. Hardwood part glazed door leading to:

Entrance Hall

Providing access to all ground floor accommodation with Karndean wood effect flooring. Radiator. Home alarm system control panel. Stairs rising to the first floor accommodation. Ornate ceiling rose and coving. Picture rail. Door leading to the integral garage. Door leading to:



Cloakroom

Fitted to comprise a w/c with concealed cistern and a wash hand basin set into a vanity unit. Double glazed window to the side aspect. Part tiled walls. Radiator. Understairs storage cupboard (housing gas meter).



Sitting Room

Double glazed bow window to the front aspect. Feature fire surround with marble detail and hearth, and wood burner as fitted. Two radiators. Laminate wood effect flooring. Picture rail. Ornate coving to the ceiling. Double glazed French doors leading to the living area.



Kitchen Area

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 stainless steel drainer sink unit. Integrated appliances to include; eye level oven and grill, gas hob with an extractor hood over, fridge and freezer, washing machine and dishwasher. Larder cupboards. Karndean flooring. Inset spot lights to the ceiling. Double glazed composite door leading to:



Side Hall/ Utility

Originally an exterior side entrance providing access from the driveway to the rear garden, but has been imaginatively redesigned

to provide useful utility space. Fitted with a UPVC conservatory style roof, double glazed rear aspect windows and a double glazed composite door. Wall and base level units with work surfaces over and a butler style sink. Space for a tumble dryer, and space for an American style refrigerator. Light and power points. Timber door to the front aspect.

Dining Area

Conveniently located between the kitchen area and living area this open plan, bright and spacious living area provides the perfect setting for family mealtime or entertaining guests. Large double glazed window to the rear aspect. Wood effect Karndean flooring. Radiator. Coved and textured ceiling.



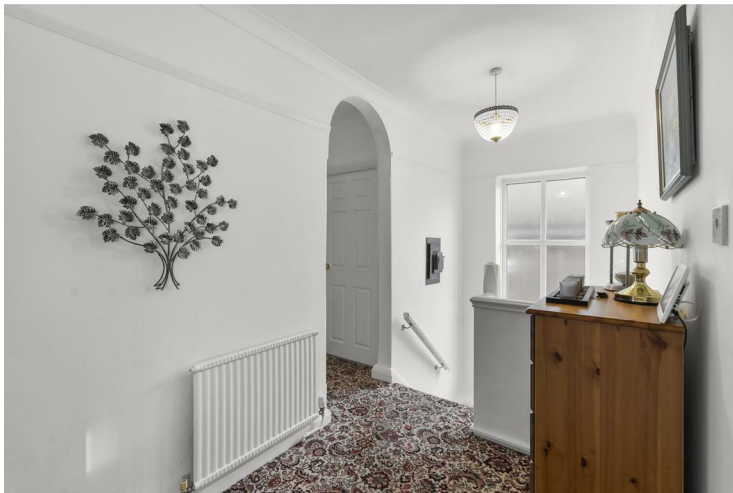
Living Area

The show piece of the home and fitted with an orangery style toughened glass roof, double glazed bi-folding doors and a large rear aspect double glazed window. This well planned living space helps natural light pour into the other adjoining areas of the home. With Karndean flooring, inset spot lights, underfloor heating, and bespoke fitted blinds, providing the feeling of warmth to this large living space.



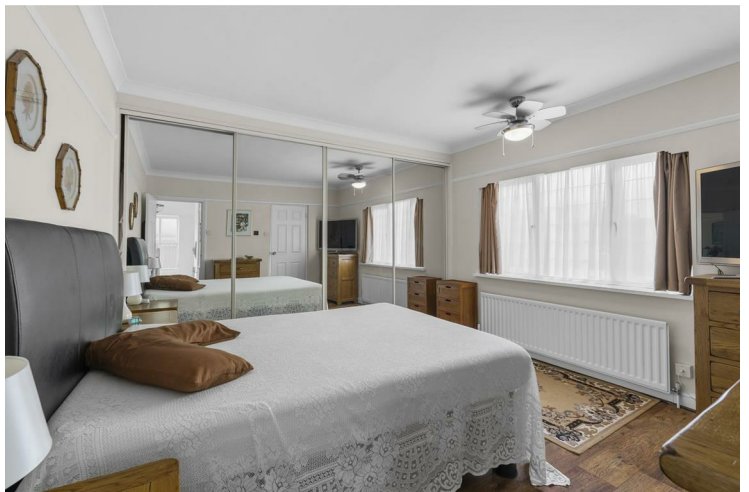
Landing

Providing access to all first floor accommodation with a large side aspect window providing natural light. Radiator. Fitted carpet. Coved ceiling. Picture rail. Loft hatch with loft ladder to the large roof space.



Principal Bedroom

Double glazed window to the front aspect. Wood effect laminate flooring. Full range of fitted wardrobes. Coved ceiling. Picture rail. Wall mounted heating thermostat for the en-suite.



En Suite Bathroom

Comprising a WC wash hand basin set into a vanity unit, panelled bath and shower enclosure with a mains fed rain effect shower over. Fully tiled walls. Amtico flooring with underfloor heating. Inset spotlights to the ceiling. Extractor fan. Double glazed window to the front aspect. Heated towel rail.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Wood effect laminate flooring. Coved and textured ceiling. Picture rail.



Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood laminate flooring.



Bedroom Four

Double glazed window to the side aspect. Radiator. Wood laminate flooring. Coved and textured ceiling.



Bedroom Five

Double glazed window to the front aspect. Radiator. Wood laminate flooring.



Family Bathroom

Comprising a WC, wash hand basin set into a large vanity / storage unit and a shower enclosure with a mains fed shower over. Fully tiled walls and floor. Inset spotlights to the ceiling. Double glazed window to the side aspect. Heated towel rail.



To The Front

A paved driveway providing ample off road parking and onward access to the garage. Brick boundary wall to the front and low level fences to the side boundaries. Small trees and box hedging. Storm porch.



Garage

With an electric up and over door to the front and a window to the side aspect. Light and power. Wall mounted combi boiler (serving all heating and hot water requirements.) Door to the entrance hall.

Rear Garden

A large garden that provides the perfect setting for the family to play and to enjoy the sense of space and tranquility. Ideal for alfresco dining in the summer or drier days. Mostly laid to lawn with a patio area adjacent to the dining and living areas. Garden path leading to the top of the garden where you will find a large outbuilding (with light and power) which is ideal for storage or could be converted to a summer house or office space. The remainder is well stocked with a variety of mature trees, bushes, shrubs and flowers. Boundary fencing.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

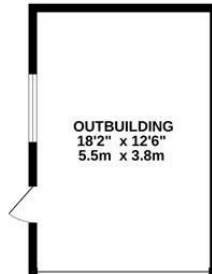
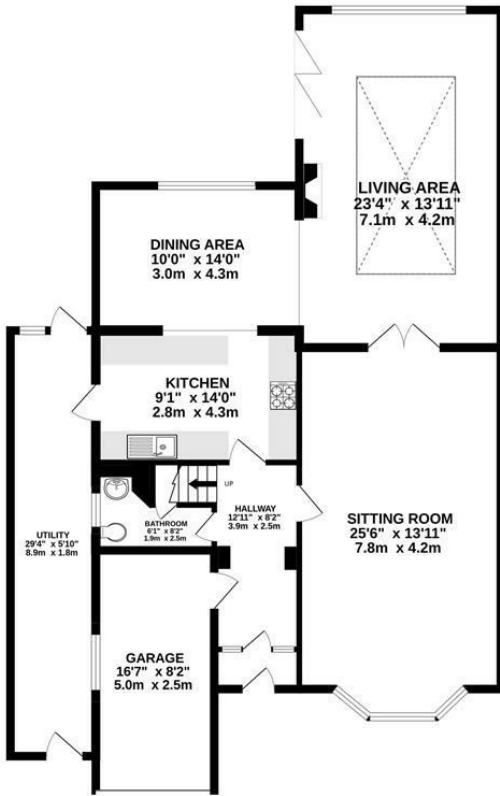
Disclaimer

These details have been prepared by Warren Lightfoot 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.)

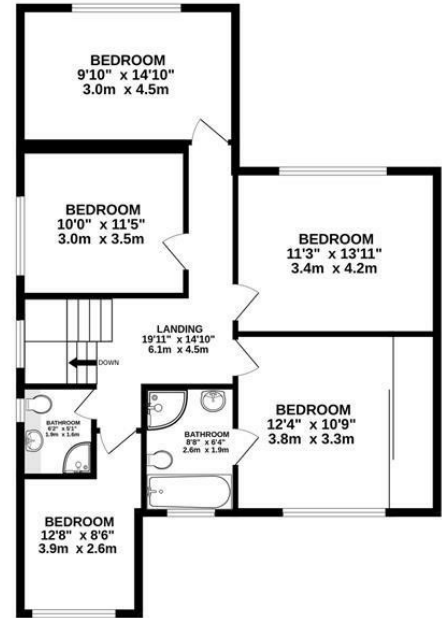
Solar Panels

There are solar panels fitted to the property and the vendor informs us that they receive a 'feed in tariff' of circa £700 per annum.

GROUND FLOOR
1598 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 2489 sq.ft. (231.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

