



A beautifully presented four-bedroom detached family home in the popular Bramingham area of North Luton, offering approximately 1,399 sq ft including garage, with two reception areas, a kitchen/breakfast room, utility, conservatory, principal bedroom with en-suite and a superb landscaped rear garden.

The Home

Set within the popular Bramingham area of North Luton, this beautifully presented four-bedroom detached home offers a well-balanced arrangement of family accommodation, combining generous internal space with a wonderfully mature and thoughtfully landscaped rear garden.

The home enjoys excellent kerb appeal, with an attractive detached frontage, shaped planting, driveway parking and an attached garage. Internally, the property extends to approximately 1,262 sq ft of main house accommodation, with the garage taking the overall total to approximately 1,399 sq ft.

The property opens into a welcoming entrance hall, finished in light neutral tones with wood flooring and a staircase rising to the first floor. From here, the layout flows well into the principal ground floor rooms, including the dining room, kitchen/breakfast room and sitting room, with access also provided to the ground floor WC and useful storage.

To the front of the home, the dining room provides an elegant and well-proportioned reception space, centred around an attractive feature fireplace and complemented by wood flooring, neutral décor and a bay window with fitted wooden shutters. This creates a warm yet refined setting for family dining and entertaining.

Positioned towards the rear, the sitting room offers a comfortable everyday living space with wood flooring, neutral décor and a pleasing connection through to the conservatory. The conservatory itself is a superb additional reception area, filled with natural light through its wraparound glazing and enjoying direct access out to the rear garden. With ample space to sit and relax, it provides a wonderfully versatile garden-facing room that can be enjoyed throughout the year.

The kitchen/breakfast room is fitted with a range of cream shaker-style units, complemented by wood-effect work surfaces and tiled flooring, with space for informal dining. A window overlooks the rear garden, while a range-style cooker with stainless steel extractor adds to the practical appeal. Directly accessed from the kitchen, the separate utility room provides valuable additional storage and laundry space.

On the first floor, the principal bedroom forms a comfortable and well-presented private suite, with fitted wardrobes, wooden shutters and space for additional bedroom furniture. It is served by a modern ensuite shower room, fitted with a shower enclosure, WC and contemporary bowl-style wash hand basin, complemented by neutral tiling and natural light.

Bedroom two is also a well-proportioned double room, enjoying a rear-facing outlook, neutral décor and fitted storage, making it ideal as a guest bedroom, child's room or secondary double bedroom. Bedroom three is another good-sized double room, positioned to the rear of the property and offering neutral décor, space for freestanding furniture and a comfortable layout suitable for children, guests or those needing an additional double bedroom.

Bedroom four is a versatile additional room, currently arranged as a

home office, with a front-facing window, wooden shutters and fitted storage. It would work equally well as a child's bedroom, nursery, dressing room or dedicated study, depending on the needs of the buyer.

Serving bedrooms two, three and four is a family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower attachment and glass screen, WC and wash hand basin with storage beneath, complemented by neutral tiling and natural light.

Externally, the rear garden is a particular highlight. Thoughtfully landscaped and beautifully maintained, it offers a paved dining terrace, shaped lawn, established planting, raised borders, mature hedging, a water feature and a further decked seating area, with a pergola creating an attractive feature above part of the lawn. The result is a private and inviting outdoor setting, ideal for entertaining, relaxing and enjoying the warmer months.

Overall, this is a well-cared-for and highly functional family home, offering generous accommodation, strong presentation, useful practical features and a garden with genuine lifestyle appeal.

Situation

Occupying a desirable position within the popular Bramingham area of North Luton, Chard Drive offers a highly convenient setting for family living, day-to-day amenities and wider commuter access. Bramingham Park provides a useful selection of local facilities, including Sainsbury's Superstore on Quantock Rise, while further shopping, leisure and town-centre amenities can be found across Luton and nearby Dunstable.

The property is also well placed for those needing strong transport links. Leagrave railway station provides regular services towards Luton, Bedford and London St Pancras International, with Luton reachable in around 7 minutes and London St Pancras International typically reached in around 48 minutes. Road connections are equally practical, with the A6 close by for routes into Luton and towards Bedford, while the M1 is accessible via Junctions 11 and 11a. London Luton Airport is also within convenient reach, with the Luton DART providing a fast link from Luton Airport Parkway to the terminal in under four minutes.

Viewing

All viewings are strictly by appointment through Bradshaws.

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 = 117.24 sq.m / 1262 sq.ft
 Garage = 12.73 sq.m / 137 sq.ft
 Total = 129.97 sq.m / 1399 sq.ft

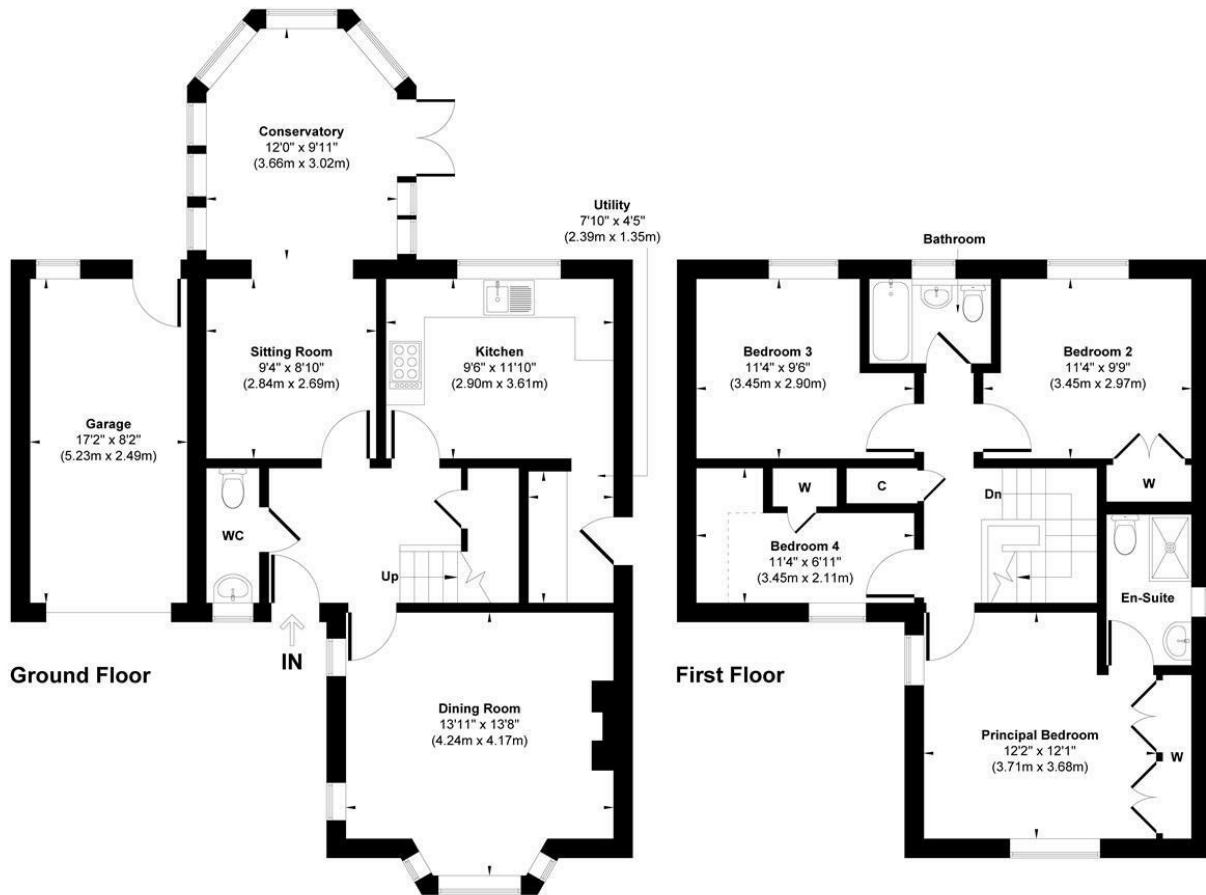


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: E

EPC Rating: