



New to the market is this stunning traditional semi-detached home. Located in the highly sought-after residential area of New Bedford Road in Luton. The property boasts a spacious entrance hall, downstairs shower room, modern kitchen/breakfast room, spacious lounge and dining areas and a study (which could also be used as a playroom or fourth bedroom). Upstairs features three double bedrooms and a family bathroom.

The property benefits from ample off-road parking and a large garden plot, making the property ideal for future renovation or extension (subject to planning permission). This much-loved family home is located within close proximity to highly regarded schools and local amenities. Internal viewings strongly recommended to appreciate this delightful family home.

Storm Porch

Part glazed door leading to:

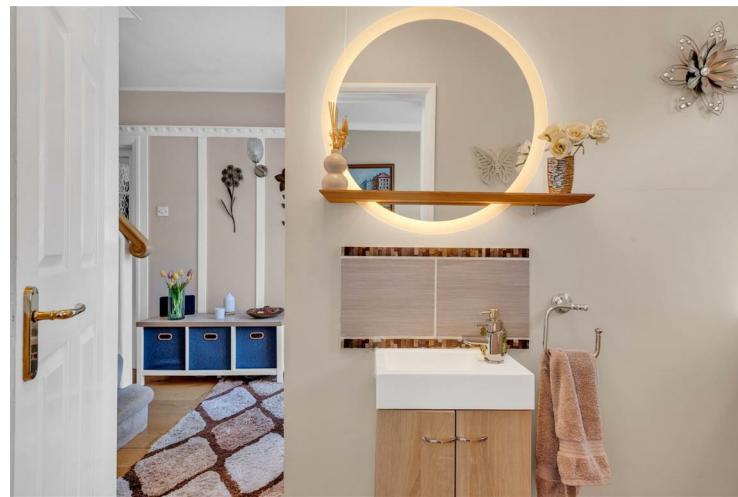
Entrance Hall

Providing access to all ground floor accommodation with twin feature leaded windows to the front. Engineered wood flooring. Feature wood panelling to the walls. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Home alarm system control panel.



Shower Room

Fitted to comprise a close coupled w/c. Shower enclosure with shower over. Wash hand Bain set into a vanity unit. Window to the front. Radiator. Wood laminate flooring. Jack and Jill doors from the entrance hall to the family room / bedroom four.



Lounge Area

Feature walk in box bay window area to the front aspect with original leaded windows. Exposed brick fire surround and hearth with a coal effect gas fire. Exposed timbers to the ceiling. Two radiators. Fitted carpet. TV point. Archway leading to:



Kitchen / Breakfast Room

Kitchen area fitted to comprise a range of wall, drawer and base level units with work surfaces over. Feature spot light plinths. Space for a free standing cooker. Radiator. Window to the rear aspect. Wood laminate flooring. Archway leading to:



Breakfast Area

Original leaded french doors leading to the rear garden. Radiator. Wood laminate flooring. Coved ceiling. Door leading to:

Utility

Wall mounted units and work surfaces. Space and plumbing for a washing machine and dishwasher. Space for a fridge / freezer. Wall mounted combi boiler.

Study / Bedroom Four

Currently being used as a study / bedroom four with french doors to the front aspect. Radiator. Fitted desk and storage space. Door leading to the shower room.



Landing

Providing access to all first floor accommodation with a feature leaded window to the side. Fitted carpet. Wood panelling to the walls. Hatch to the loft. Wall light point.

Bedroom One

Feature walk in box bay window area to the front aspect with original leaded windows. Full range of fitted wardrobes and drawers. Radiator. Coved and textured ceiling. Fitted carpet.

Dining Area

Original leaded french doors leading to the rear garden. Exposed brick fire surround and hearth. Two radiators. Coved and textured ceiling.



Bedroom Two

Feature leaded window to the rear aspect. Built in wardrobe. Fitted wardrobe and drawers. Radiator. Picture rail. Fitted carpet. Textured ceiling.



Bedroom Three

Feature leaded window to the rear aspect. Fitted wardrobe. Radiator. Picture rail. Fitted carpet. Textured ceiling.



Bathroom

Fitted to comprise a close coupled w/c with concealed cistern. Panelled bath. Wash hand basin set into a vanity unit. Feature leaded

window to the front aspect. Radiator. Part tiled walls. Wood laminate flooring.



To the Front

Driveway providing off road parking, the remainder being laid mostly to lawn. Brick retaining wall. Mature shrubs bushes and trees.

Rear Garden

Approximately 180' in length mature and family friendly garden laid mostly to lawn. Patio area adjacent to the rear of the property. Boundary fencing. Mature shrubs, bushes and trees.



NB

Services and appliances have not been tested.

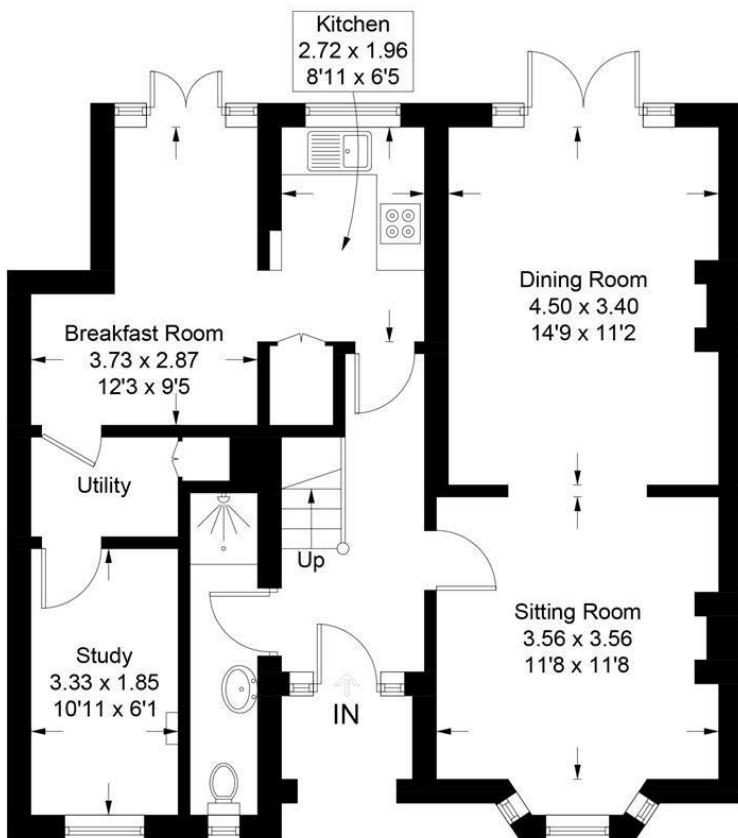
Viewing

By appointment through Bradshaws.

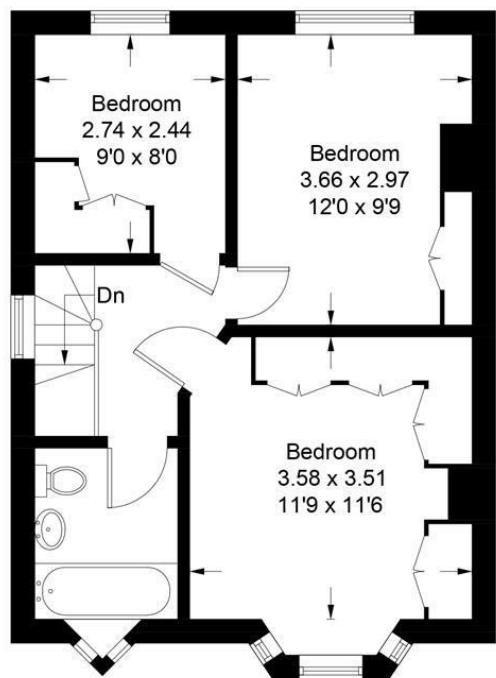
Disclaimer

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.)

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1100400)

