



Nestled in the sought-after area of Wiseman Close, Luton, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this home provides ample space for family gatherings and entertaining guests. The converted garage adds valuable additional living space, making it an ideal setting for multi-generational living in the form of a bedroom or an additional reception room.

Externally, the property features generous off-road parking for up to three vehicles, a rare find in residential areas. The location is particularly appealing, situated close to local amenities and reputable schools, making it an excellent choice for families. For those who enjoy the outdoors, there are delightful country walks nearby.

This detached house on Wiseman Close is not just a home; it is a lifestyle choice, offering space, flexibility, and a welcoming community atmosphere. Whether you are looking to settle down with your family or seeking a property that can adapt to your changing needs, this residence is well worth considering.

## Entrance Lobby

Providing access to all ground floor accommodation with a double glazed composite door to the front and a double glazed window to the front aspect. Fitted carpet. Stairs rising to the first floor accommodation. Door leading to:

## Living Room

A bright and spacious room with a large double glazed box bay window to the front aspect. Two radiators. Fitted carpet. Hive heating thermostat. Tv point. French doors leading to:



## Dining Room

A bright rear aspect room with sliding patio doors leading to the rear garden. Wood laminate flooring. Radiator.



## Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Integrated oven and grill and gas hob with an extractor hood over. Space for an American style refrigerator / freezer. Integrated dishwasher. Wood laminate flooring with under floor heating. Double glazed window to the rear aspect. Inset spot lights to the ceiling. Under stairs storage cupboard.



## Utility Room

Fitted to comprise of base level units with work surfaces over. Single

sink. Double glazed window to the side aspect. Double glazed composite door leading to the rear garden. Part tiled walls. Wood laminate flooring. Radiator. inset spot lights to the ceiling.



## Cloakroom

Fitted to comprise a w/c with concealed cistern and a wash hand basin with a vanity unit under. Part tiled walls. Wood laminate flooring. Double glazed window to the side aspect. Inset spot lights to the ceiling.



## Family Room / Living Room

Provided by way of a quality garage conversion and offering potential for a multitude of uses. The proximity of the room near to the kitchen and adjacent to the cloakroom and utility room offers potential for further conversion to provide an annex room or ground floor bedroom with en-suite. Double glazed window to the front aspect. Radiator. Wood laminate flooring. Inset spot lights to the ceiling.

## Landing

Providing access to all first floor accommodation with fitted carpet. Double glazed window to the front. Hatch to the loft. Airing cupboard housing the insulated hot water tank.



### Bedroom One

A good sized room with fitted wardrobes. Double glazed window to the front aspect. Radiator. Fitted carpet.



### Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. Radiator.



### Bedroom Two

Double glazed window to the front aspect. Fitted carpet. Radiator. Fitted wardrobes. Double glazed window to the side aspect. Inset spot lights to the ceiling. Extractor.

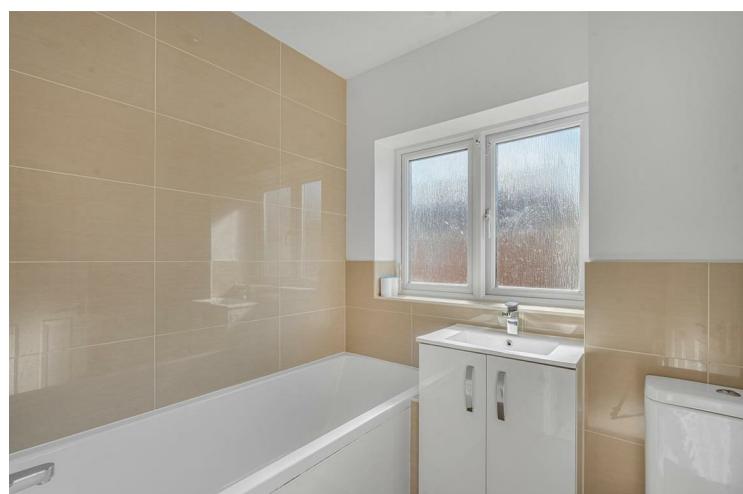


### Bedroom Four

Double glazed window to the rear aspect. Radiator. Fitted carpet.

### Family Bathroom

Tastefully fitted to comprise a panelled bath. W/c and a wash hand basin set into a vanity unit. Part tiled walls. Tiled floor. Inset spot lights to the ceiling. Double glazed window to the rear aspect.



### Bedroom Two

Double glazed window to the front aspect. Fitted carpet. Radiator.

## To the Front

A large driveway providing ample off road parking with the remainder being laid to lawn.



## Rear Garden

A west facing garden with a feature wall to the rear and side boundary. Mainly laid to lawn with a patio area adjacent to the rear of the property. Outside tap. Boundary fencing. Pedestrian access to the side.



## 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 within a 3" differential.)

## Viewing

By appointment through Bradshaws.

## Note

Services and appliances have not been tested.

## Wiseman Close

Approximate Gross Internal Area = 111.01 sq m / 1195 sq ft



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

