



Castle Hill Road  
Totternhoe, Dunstable, LU6 2BY

Guide Price £500,000



QUARTERS  
YOUR NEXT MOVE

# 223 Castle Hill Road

Totternhoe, Dunstable, LU6 2BY

Quarters are delighted to offer for sale this delightful three/four bedroom family home located in the highly sought after village of Totternhoe. The property boasts outstanding views of the Chiltern Hills to the rear which can be taken in from various rooms as well as the balcony. Accommodation comprises: Entrance vestibule, hall, cloakroom/WC, lounge, kitchen/dining room, study/bedroom four, three bedrooms and family bathroom to the first floor and a lower ground floor consisting of family room, utility and further cloakroom/WC. Additional benefits include double glazing, gas heating, stunning southerly facing landscaped rear garden, detached garage and off-street parking. Viewing is highly recommended.

#### Entrance Vestibule:

Enter via double glazed front door. Single panel radiator. Ceramic tile floor. Doors to cloakroom/WC and hall.

#### Cloakroom/WC:

Double glazed window to front aspect. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC and pedestal wash hand basin with tiled splashback.

#### Hall:

Double panel radiator. Two built in storage cupboards. Stairs to first floor. Doors to study/bedroom, lounge and kitchen/dining room.

#### Study/Bedroom Four:

10'3 x 8'6 (3.12m x 2.59m)  
Double glazed windows to dual aspects. Single panel radiator. Wood effect flooring.

#### Lounge:

14'8 x 10'9 (4.47m x 3.28m)  
Double glazed window to rear aspect. Double panel radiator. Feature fireplace. Television point. Doors to kitchen/dining room.

#### Kitchen/Dining Room:

20'7 x 10'3 (6.27m x 3.12m)  
Double glazed doors to balcony. Two double glazed windows to side aspect. Double panel radiator. Ceramic tile floor.  
Refitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated dishwasher, oven and four ring gas hob with hood over.  
Space for American style fridge freezer. Tiling to water sensitive areas. Recessed lighting. Stairs to lower ground floor.

#### Lower Ground Floor:

**Family Room:**  
13'7 (max) x 8'5 (4.14m (max) x 2.57m)  
Double glazed doors to garden. Single panel radiator. Wood effect flooring. Built in storage cupboard. Door to:

#### Utility Room:

Double glazed door to garden. Double glazed window to side aspect. Ceramic tile floor. Worksurface with stainless steel sink and cupboard under. Space for washing machine. Central heating boiler. Door to:

#### Cloakroom/WC:

Double glazed window to side aspect. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC and pedestal wash hand basin with tiled splashback.





**First Floor Landing:**  
Loft access. Doors to bedrooms and family bathroom.

**Master Bedroom:**  
12'9 x 11'10 (3.89m x 3.61m)  
Double glazed windows to rear aspect. Single panel radiator. Fitted wardrobes. Airing cupboard. Door to:

**En-Suite:**  
Velux window. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC, vanity wash hand basin and walk-in shower cubicle. Tiling to water sensitive areas. Recessed lighting. Shaver point.

**Bedroom Two:**  
12'9 x 11' (3.89m x 3.35m)  
Double glazed window to front aspect. Single panel radiator.

**Bedroom Three:**  
9'11 x 8'3 (3.02m x 2.51m)  
Double glazed window to rear aspect. Single panel radiator.

**Family Bathroom:**  
Double glazed window to front aspect. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Recessed lighting. Shaver point.

**Outside:**

**Front:**

**Rear Garden:**

**Garage:**  
17'8 x 17' (5.38m x 5.18m)  
Access via automatic up and over garage door.  
Power and lighting.

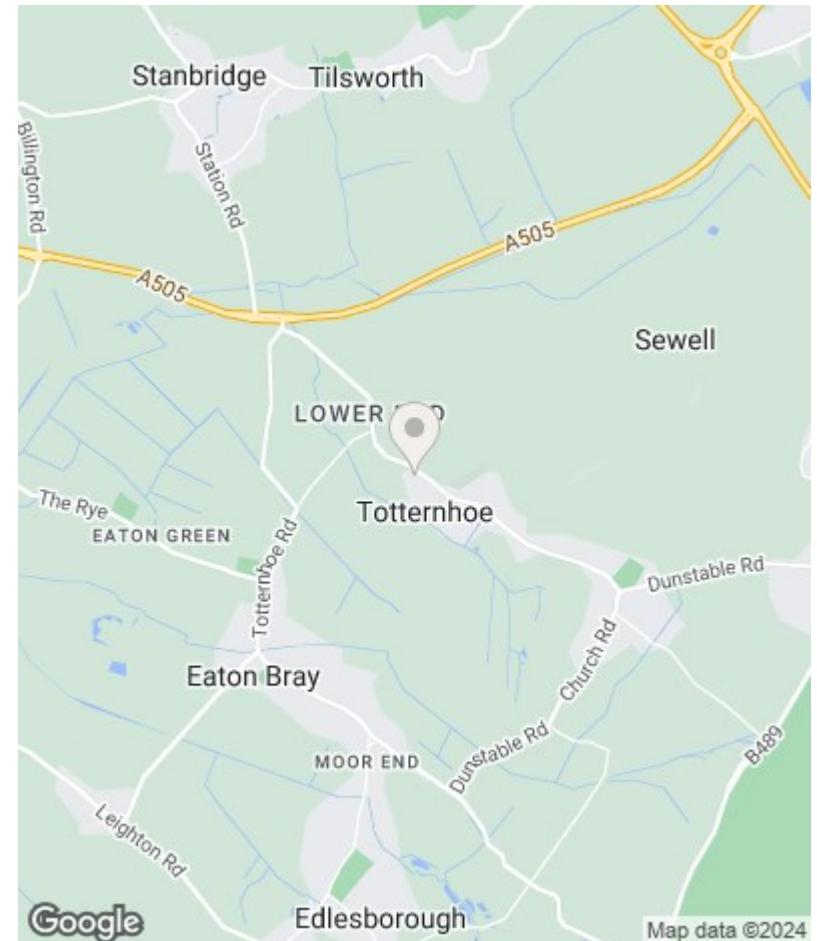


Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



## Area Map



## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.