



Cow Lane
Dunstable, LU6

Offers In Excess Of £675,000



Cow Lane, Dunstable, LU6 2HT

Quarters are delighted to offer for sale this four double bedroom detached family home, ideally situated in the highly desirable village of Edlesborough. The village boasts a wealth of local amenities such as popular schooling and green spaces, as well as the Pavilion and Community Hub which offers free membership to permanent residents of the village. The property is presented to the market in excellent order, and offers generous and versatile accommodation comprising: Entrance hallway, lounge, dining room, family room, kitchen, utility room, cloakroom/WC, four bedrooms (master with en-suite shower room) and family bathroom. Additional benefits include double glazing, gas central heating, driveway parking and landscaped southerly facing rear garden. Viewing is highly recommended to appreciate the finish and the setting of this property.

Entrance Hallway:

Enter via double glazed front door. Radiator. Doors to lounge, dining room, kitchen and cloakroom/WC. Stairs to first floor.

Lounge:

19'3 x 12'8

Double glazed box bay window to front aspect. Two radiators. Feature fireplace.

Dining Room:

13'11 x 12'8

Radiator. Open to family room.

Kitchen:

17'3 x 11'1

Double glazed window to rear aspect. Radiator. Fitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with work surface over. Integrated fridge and dishwasher. Range cooker with filter hood over. Karndean flooring.

Family Room:

20'0 x 10'1

Two double glazed windows to rear aspect. Double glazed double doors to garden. Four skylight windows. two radiators.

Utility Room:

Double glazed door to side access. Courtesy door to garage. Space for washing machine and tumble dryer with worksurface over. Karndean flooring.

Cloakroom/WC:

Double glazed window to front aspect. Radiator. Fitted white suite comprising low level WC and wall mounted wash hand basin.

First Floor:

Landing:

Doors to all bedrooms and family bathroom.

Bedroom One:

14'11 x 11'1

Two double glazed windows to front aspect. Single panel radiator. Fitted wardrobes. Door to:

En-Suite Shower Room:

Double glazed window to side aspect. Heated towel rail. Refitted white suite comprising: low level WC, wall mounted wash hand basin and shower cubicle. Tiling to water sensitive areas.

Bedroom Two:

11'10 x 8'1

Double glazed window to rear aspect. Single panel radiator.

Bedroom Three:

10'8 x 9'5

Double glazed window to rear aspect. Single panel radiator.

Bedroom Four:

10'2 x 9'2

Double glazed window to front aspect. Single panel radiator.

Family Bathroom:

Double glazed window to side aspect. Chrome heated towel rail. Fitted white suite comprising: low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to all walls. Karndean flooring.

Outside:

Front:

Driveway parking extending to garage door. Lawn area. Gated access to rear garden.

Rear:

Paved patio area with remainder mainly laid to lawn. Enclosed by panel fence borders. Courtesy gate to front.

Garage:

11'5 x 10'1

Access via up and over door. Power and lighting. Courtesy door to utility room.

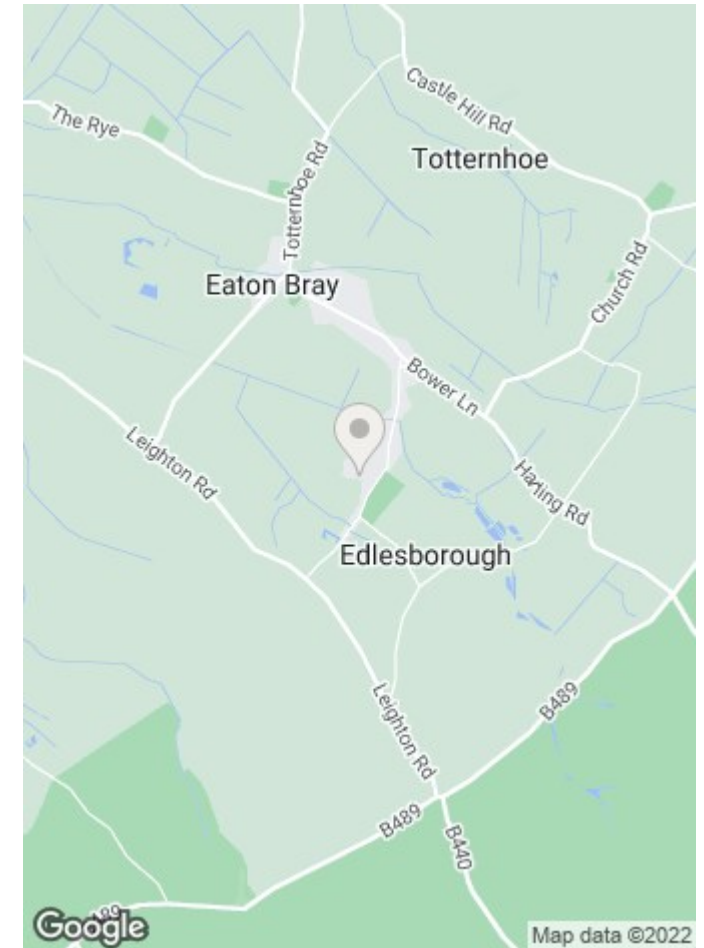
Floor Plan



Total Area: 160.6 m² ... 1729 ft²

All measurements are approximate and for display purposes only.

Map



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