



1 Mill Tower
Eaton Bray, Dunstable, LU6 2BX

Offers In Excess Of £550,000



EST. 2011
Q QUARTERS
ESTATE AGENTS

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Quarters are delighted to offer for sale with no upper chain this rare to the market four bedroom detached family home, situated on this quiet and picturesque cul-de-sac within the popular village of Eaton Bray, which provides a range of local amenities including shops, doctors, pharmacy, primary school and public house. The property is presented to the market in need of some modernisation, with accommodation comprising: entrance hall, lounge, kitchen, utility room, cloakroom/WC, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas heating, double glazing, mature rear garden, expansive driveway and detached double garage. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Two built in cupboards. Telephone point. Doors to lounge, kitchen and cloakroom/WC. Stairs to first floor.

Lounge:

19'8 x 14'4 (5.99m x 4.37m)
Double glazed window to front aspect. Double glazed sliding doors to garden. Two single panel radiators. Open fireplace. Television point.

Kitchen:

10'4 x 7'10 (3.15m x 2.39m)
Double glazed windows to dual aspects. Single panel radiator. Fitted kitchen comprising: One and a half bowl sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated oven and four ring gas hob with hood over. Space for dishwasher. Tiling to water sensitive areas. Door to:

Utility Room:

5'7 x 5'7
Double glazed door to side. Single panel radiator. Fitted utility comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for washing machine. Central heating boiler. Space for fridge freezer.

Cloakroom/WC:

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

First Floor Landing:

Double glazed window to rear aspect. Single panel radiator. Airing cupboard. Loft access. Doors to bedrooms and family bathroom.





Master Bedroom:

11'5 x 11'1 (3.48m x 3.38m)

Double glazed window to front aspect. Single panel radiator. Door to:

En-Suite:

Double glazed window to side aspect. Heated towel rail. Ceramic tile floor. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Tiling to all walls. Shaver point.

Bedroom Two:

10'6 x 8' (3.20m x 2.44m)

Double glazed windows to dual aspects. Single panel radiator.

Bedroom Three:

8'11 x 8' (2.72m x 2.44m)

Double glazed window to front aspect. Single panel radiator.

Bedroom Four:

8' x 6'9 (2.44m x 2.06m)

Double glazed window to rear aspect. Single panel radiator. Built in wardrobe.

Family Bathroom:

Double glazed window to front aspect. Single panel radiator. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath. Tiled walls (requires replacement).

Outside:

Front:

Generous driveway extending to garage and front door. Remainder laid mainly to lawn with mature trees. Gated access to rear.

Rear Garden:

Mature rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders and trees.

Garage:

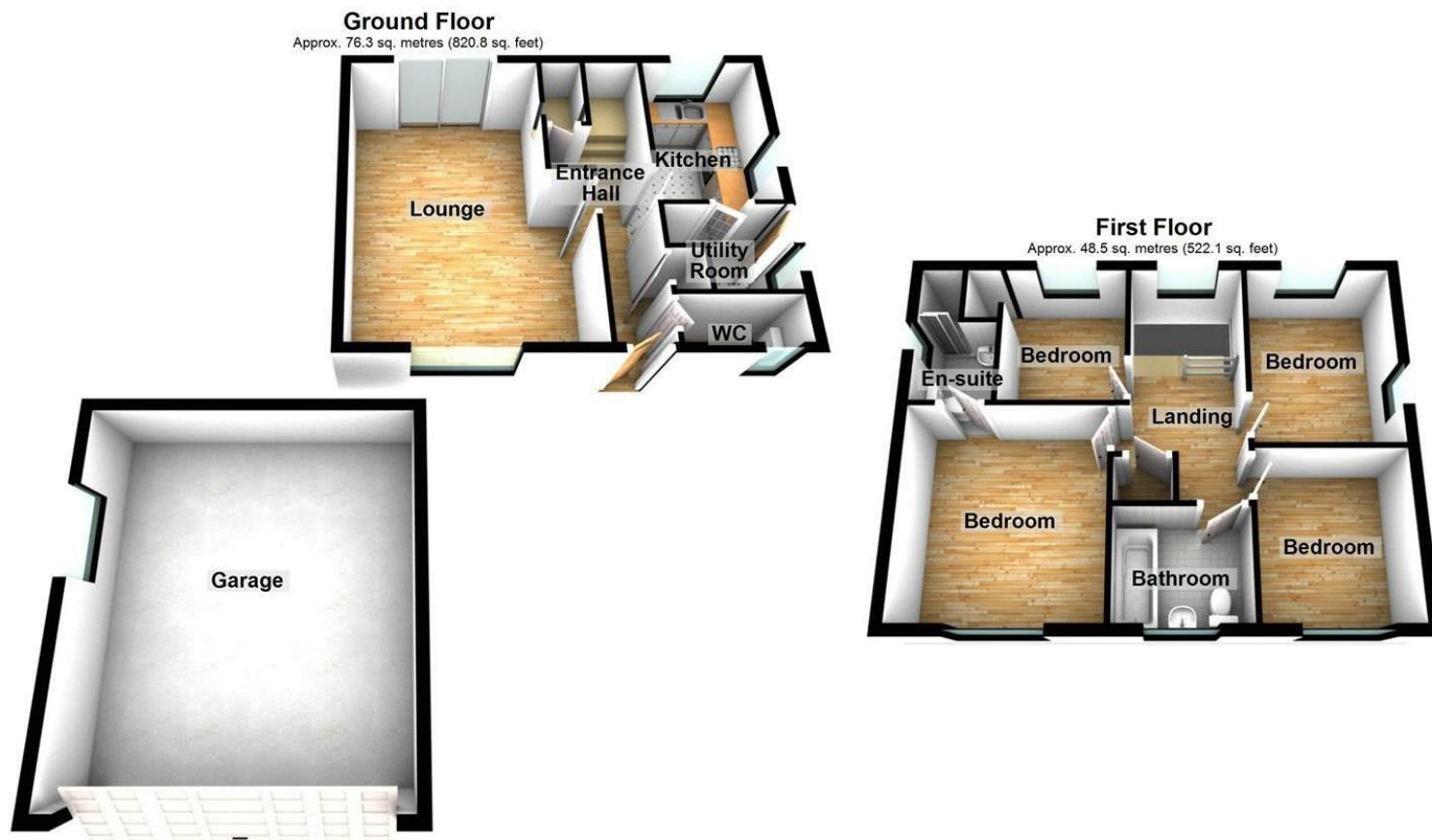
18'7 x 16'9 (5.66m x 5.11m)

Access via up and over garage door. Double glazed window to side aspect. Power and lighting. Eaves storage.



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



Total area: approx. 124.8 sq. metres (1342.8 sq. feet)

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.