

DG
Property
Consultants
Estd. 2000



Garrett Close, Dunstable, Bedfordshire LU6 3EG

Asking Price £475,000

A spacious and well-proportioned extended detached family home, privately positioned within the desirable Garrett Close in Dunstable. This impressive property offers generous and versatile accommodation ideal for modern family living. The ground floor features a bright and spacious living room, a fitted kitchen, and a separate dining room which flows seamlessly into a large double-glazed conservatory, creating an excellent space for family time throughout the year. Upstairs, the property continues to impress with four comfortable and well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room and dressing room, while a modern family bathroom serves the remaining bedrooms. Externally, the home offers excellent practicality with a frontage and side driveway providing off-road parking for up to four vehicles, in addition to a single garage. Perfectly positioned for both families and commuters, the property enjoys easy access to the M1 motorway and A5 transport links. Highly regarded local schools are nearby, while beautiful countryside walks and green spaces surrounding the area provide the perfect balance between convenience and lifestyle.

This superb home presents a wonderful opportunity for buyers seeking space, comfort and a desirable residential setting.

Early viewing is highly recommended.

Book your viewing with Team DG by calling 01525 310200



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Ground Floor Accommodation

Entrance Hall



Composite entrance door, wooden laminate flooring, double power point(s), built-in storage cupboards, doors to lounge and study.

Study

6'6" x 5'6" (1.98m x 1.68m)



UPVC double glazed window to front, uPVC double glazed window to side, single radiator, wooden laminate flooring, telephone point(s), double power point(s).

Lounge

11'0" x 21'0" (3.35m x 6.40m)



UPVC double glazed bow bay window to front, double radiator, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, living flame effect fire set in a fireplace with feature wooden surround, door to dining room.

View of Lounge



View of Lounge



Dining Room

13'6" x 10'6" (4.11m x 3.20m)



Double radiator, wooden laminate flooring, double power point(s), coved ceiling, carpeted stairs to first floor landing, opening into the conservatory, door to kitchen.

View of Dining Room



Conservatory

12'6" x 9' (3.81m! x 2.74m)



Half brick and uPVC double glazed construction with double glazed glass roof, TV point and power and light connected, Upvc double glazed windows to two sides incorporating uPVC double glazed french to garden, radiator, wooden laminate flooring, TV point(s), double power point(s).

View of Conservatory



Fitted Kitchen

13'6" x 10'6" (4.11m x 3.20m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing and space for dishwasher and automatic washing machine, built-in electric oven, five ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), coved ceiling with recessed ceiling spotlights, wall mounted concealed gas boiler with heating timer control, uPVC double glazed door to side.

View of Kitchen



View of Bedroom 1



View of Kitchen



Dressing Room
6'6" x 5'6" (1.98m x 1.68m)



First Floor Accommodation

Landing
Fitted carpet, power point(s), access to loft space, doors to all main first floor rooms.

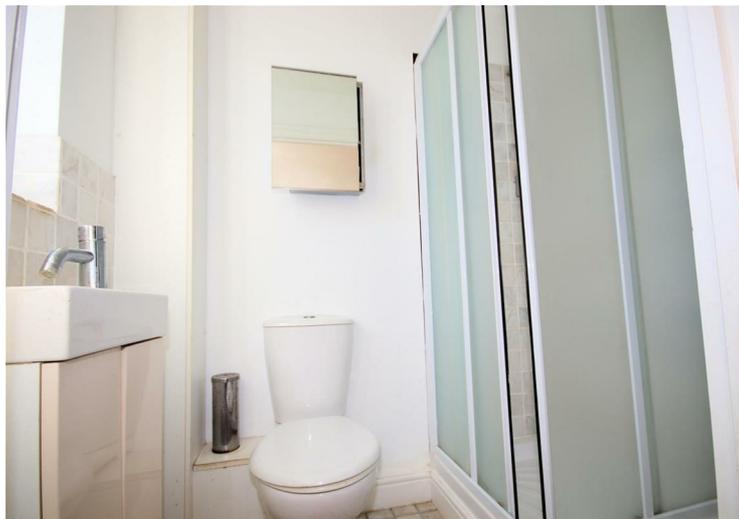
Bedroom 1
11'0" x 10'4" (3.36m x 3.14m)



Wooden laminate flooring, double power point(s), opening into the dressing room.

UPVC double glazed window to front, single radiator, wooden laminate flooring, power point(s), door en-suite shower room.

En-suite Shower Room



Three piece suite with comprising, tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, tiled splashbacks, uPVC double glazed window to front, ceramic tiled flooring.

Bedroom 2

11'0" x 10'6" (3.35m x 3.20m)



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), built in storage cupboard.

View of Bedroom 2



Bedroom 3

6'6" x 10'0" (1.97m x 3.05m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

Bedroom 4

7'0" x 10'0" (2.14m x 3.06m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

Family Bathroom



Refitted with three piece suite with comprising, panelled bath with independent power shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, uPVC double glazed window to side, single radiator, vinyl tiled flooring.

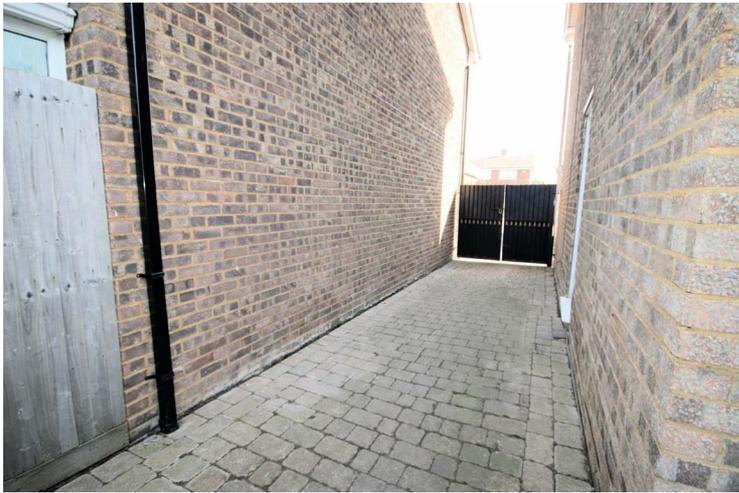
View of Family Bathroom



Outside of the property

Front Garden

View of Side Drive



View of Rear Garden



Rear Garden



Garden Room / Studio
14'6" x 9' (4.42m x 2.74m)



Wooden laminate flooring, double power point(s) with recessed ceiling spotlights, uPVC double glazed french double door to garden, door to:

View of Rear Garden



View of Garden Room / Studio



Cloakroom



UPVC double glazed window to side, two piece comprising, wash hand basin and low-level WC, tiled splashbacks, wooden laminate flooring.

Single Garage

12'6" x 8' (3.81m x 2.44m)

Detached brick built single garage with power and light connected, metal up and over door.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2733.56

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

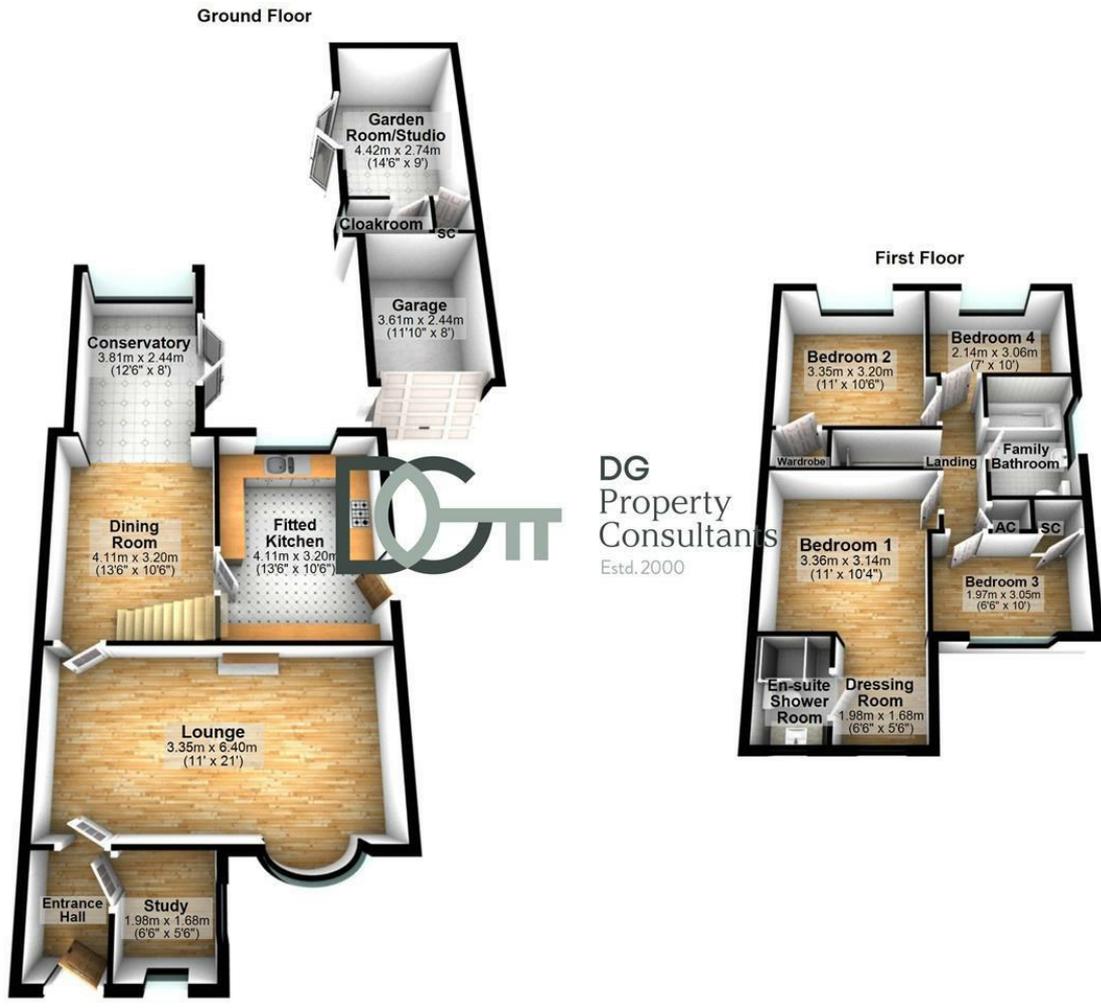
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Total area: approx. 144.3 sq. metres (1553.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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