



Meadway, Dunstable, LU6 3JT

Offers In Excess Of £425,000



- **Double Bay Fronted Semi Detached House**
- **Three Bedrooms**
- **Four Receptions Rooms**
- **Study & Utility Area**
- **Modern Kitchen with Centre Island**
- **Lounge Area with Bi-Fold Doors**
- **Parking to Front for Up To Four Vehicles**
- **Highly Popular Road in Dunstable**
- **Walking Distance to Dunstable Downs**
- **Conservatory with Vaulted Ceiling**

THREE BEDROOMS | FOUR RECEPTIONS ROOMS | DRIVEWAY FOR UP TO FOUR VEHICLES | KITCHEN WITH CENTRE ISLAND | PRIVATE AND LARGE REAR GARDEN | SEPARATE STUDY AND UTILITY AREA

M & M Properties are delighted to offer this STUNNING AND MUCH IMPROVED, EXTENDED DOUBLE BAY FRONTED SEMI DETACHED HOUSE, situated within a highly popular road in DUNSTABLE, WITHIN WALKING DISTANCE OF THE PICTURESQUE DUNSTABLE DOWNS.

Location
Dunstable is a popular town with Bedfordshire, east of the Chiltern Hills. The town offers commuters excellent road links as being close to the A5, A4146 aswell as a quick route to the M1. The town centre is also within 10-15 minute walk of the property which offers w wide range of local amenities to include shops, supermarkets, bars, restaurants, parks aswell as a retail park, a college and a hospital. There are excellent schools within close by which include Lark Rise and Queensbury Academy.





Accommodation

The property is very spacious throughout benefitting from a garage conversion as well as extended living areas. The ground floor comprises of an entrance hall which leads into a study area with utility room on the left in the garage conversion.

Then to the right of the property are three well proportioned reception areas to include a bay fronted dining area, stylish fitted kitchen with a centre island, a range of integrated appliances as well as wooden worksurfaces and also open plan into a conservatory with a vaulted ceiling and roof windows.

At the back of the property is a great sized lounge area with bi-fold doors leading out into the back garden. Stairs rise up to the first floor landing which has access into the family bathroom, three very good sized bedrooms with the master having two sets of fitted wardrobes. Additionally there is access into the loft which offers opportunity for conversion STPP.

Exterior & Gardens

The property rests on a generous sized plot with the front being set well back from the roadside and offering ample space for parking. The front consist mostly of shingle and path leading to the front door, with small selection of decorative flowers.

The rear garden is very well maintained, fully enclosed by timber fencing as well as featuring a newly installed decking seating area, large lawn area with a planted area and shielded by tall neighbouring plants and trees, creating a good degree of privacy.

Parking

There is a large driveway for up to four vehicles to the front of the property.

Tenure

We as agents can confirm this property is freehold

Council Tax Band

D



Floor Plan



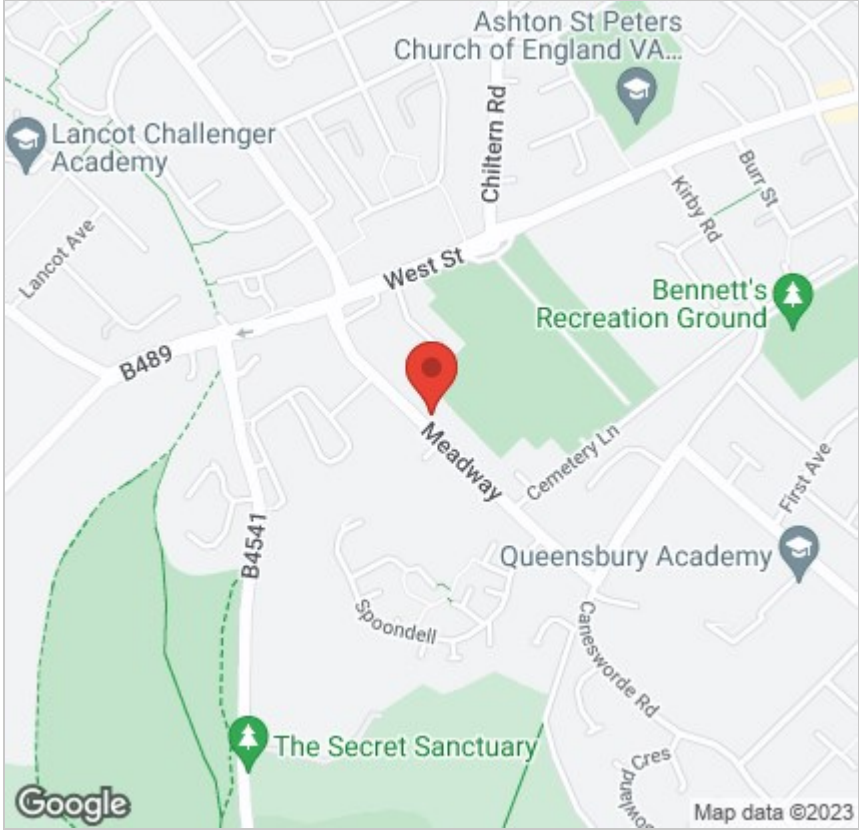
Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

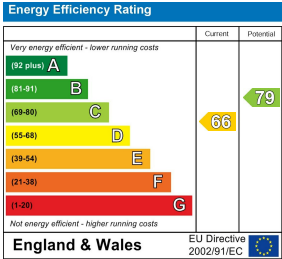
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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Area Map



Energy Efficiency Graph



LOCAL PEOPLE WORKING FOR YOU