Connells

The Mall
Dunstable

The Mall
Dunstable LU5 4HH

for sale
£335,000

Property Description

Central Dunstable Location | Quiet Cul-de-sac | Three Bedroom Home with Garage & Parking

Nestled within a peaceful cul-de-sac in the heart of Central Dunstable, this well-cared-for three bedroom home is an ideal choice for first-time buyers or anyone seeking convenient town-centre living with excellent transport links.

The property has been thoughtfully maintained and enhanced over the years, offering a warm and welcoming layout.

On the ground floor, an entrance porch opens into a generous living room, leading through to a beautifully refitted kitchen with ample storage and workspace. To the rear, a bright conservatory with underfloor heating provides an inviting additional living or dining area, with doors opening out onto the garden.

Upstairs, the home features three well-sized bedrooms along with a family bathroom. The rear garden has been attractively landscaped for low maintenance, incorporating a stylish patio area and an artificial lawn—perfect for relaxing or entertaining.

Further benefits include a nearby garage located within a block, plus ownership of the land directly in front, offering convenient parking for multiple vehicles.

Situated just moments from Dunstable town centre, The Mall, parks, schools, the dedicated Busway and excellent road links including the A5 and M1 (J11 & J11a), this property provides superb everyday convenience.

Early viewing is highly recommended—call today to arrange your appointment!

Porch

Double glazed door to front aspect

Lounge

Double glazed window to front aspect, stairs to landing, laminate flooring

Kitchen

Fitted kitchen, wall and base units, part tiled walls, work surfaces, space for fridge freezer, space for dishwasher, integrated oven, integrated gas hob, one bowl sink and drainer, modern open wall serving hatch through to conservatory/dining

Landing

Stairs from lounge

Bedroom One

Double glazed window to front aspect, carpeted flooring

Bedroom Two

Double glazed window to rear aspect, carpeted flooring

Bedroom Three

Double glazed window to front aspect, carpeted flooring

Bathroom

Double glazed window to rear aspect, fully tiled, WC, vanity unit, wash hand basin, bath with overhead shower

Outside

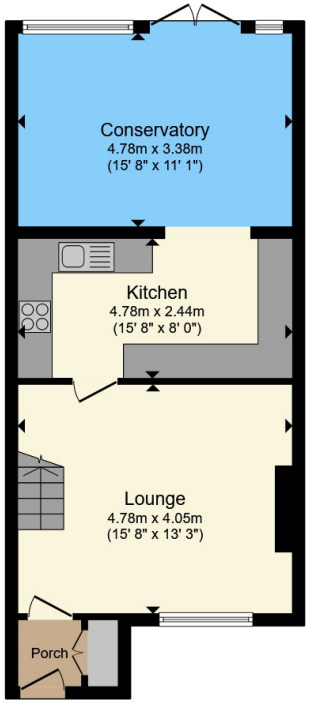
Front Garden

Paved, tree

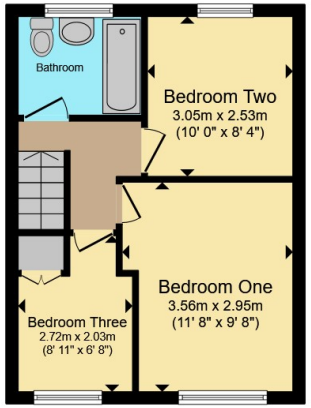
Rear Garden

Patio area, laid to lawn

is love, a dog & Prosecco



Ground Floor



First Floor

Total floor area 81.9 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312240

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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