

# dg Property Consultants

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## Upton Close, Luton, Bedfordshire LU2 7BH

### Asking Price £625,000

Executive Residence. Extended across the rear and superbly presented throughout. This 4 bedroom 3 reception room detached residence, located just off Old Bedford Road and position in a quiet cul-da-sac. Accommodation comprises: Entrance hall, refitted downstairs cloakroom, large living room, dining Room, sitting room, large fully refitted kitchen, 4 double bedrooms, en-suite bathroom plus modern refitted family bathroom, ample off road parking, double width garage and a beautiful enclosed mature private rear garden. Viewing is a must to appreciate delightful family home. Call Team dg to view 01582 580500

dg Property Consultants - Residential Sale - Lettings & Management

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## Ground Floor

### Entrance Hall



Hardwood entrance door with two hardwood sealed unit double glazed windows either side to the front, double radiator, wood block flooring with matwell, carpeted stairs first floor landing, door kitchen, door living room, door to sitting room.

### View of Entrance Hall



### Cloakroom



Replacement uPVC glazed window to side, recently refitted with two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, low-level WC, ceramic tiling to all walls, heated chrome towel rail, ceramic tiled flooring.

## Living Room

21'6" x 18'0" (6.55m x 5.49m)



Large open plan Living room leading through to the Dining room, double radiator, wooden laminate flooring, Gazco living flame fire with remote, TV point(s), double power point(s), coved ceiling, double glazed bi-fold doors to rear to garden, opening dining room.

### View of Living Room



### View of Living Room





**View of Living Room**



**View of Dining Room**



**View of Living Room**



**Sitting Room**

8'8" x 13'5" (2.65m x 4.09m)



**Dining Room**

9'2" x 18'6" (2.79m x 5.65m)



Opening through from the dining room, double radiator, wooden laminate flooring, double power point(s), coved ceiling.

**View of Sitting Room**



Double glazed bi-fold door to the rear garden, wooden laminate flooring, double power point(s), coved ceiling, double glazed french double doors to rear to garden, opening to the sitting room.



View of Sitting Room



View of Fitted Kitchen



Fitted Kitchen

16'0" x 9'5" (4.88m x 2.88m)



View of Fitted Kitchen



Luxury refitted kitchen with a matching range of base and eye level units with quartz worktop space over, 1+1/2 bowl stainless steel sink unit with single draining and mixer tap, integrated dishwasher, plumbing and space for automatic washing machine and space for a tumble dryer, built-in electric fan assisted oven, plus additional combined oven & microwave oven, electric induction hob, extractor hood plus warming draw, replacement uPVC double glazed window to front, single radiator, karndean style flooring, double power point(s), eight recessed ceiling spotlights, uPVC double glazed door to side leading to the rear garden.

View of Fitted Kitchen





**View of Fitted Kitchen**



**View of Bedroom 1**



**First Floor**

**Landing**



Replacement uPVC double glazed window to front, fitted carpet, power point(s), coved ceiling, access to loft space, door to airing cupboard, access to all bedrooms.

**Bedroom 1**

10'10" x 15'2" (3.29m x 4.62m)



Two replacement uPVC double glazed windows to front, fitted wardrobe(s), two single radiators, fitted carpet, TV point(s), double power point(s), coved ceiling, storage cupboard.

**View of Bedroom 1**



**Bedroom 2**

13'11" x 9'10" (4.25m x 2.99m)



UPVC double glazed window to rear, built-in double wardrobe(s) with sliding door, single radiator, fitted carpet, double power point(s), coved ceiling, door to en-suite shower room.



**View of Bedroom 2**



**Bedroom 3**

13'0" x 12'2" (3.95m x 3.70m)



**En-suite Shower Room**



Two piece suite comprising of tiled double shower cubicle with power shower and glass screen and extractor fan, ceramic tiled flooring with underfloor heating.

**View of En-Suite Shower**



**View of Bedroom 3**



**Bedroom 4**

9'6" x 9'6" (2.89m x 2.90m)



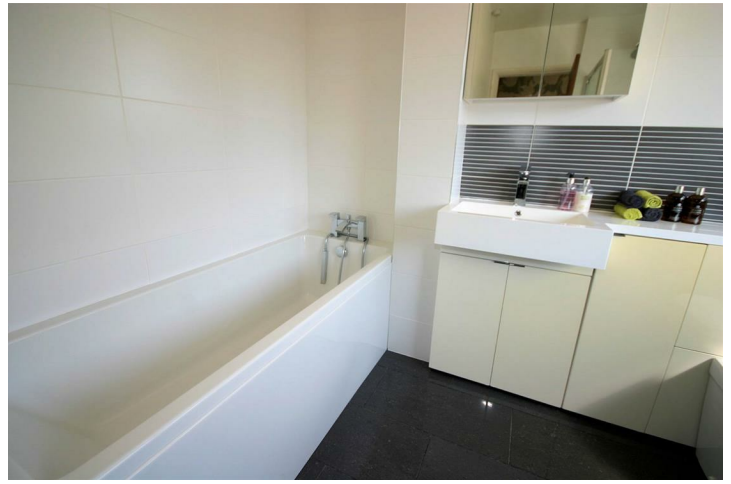
UPVC double glazed window to rear, single radiator, fitted carpet, coved ceiling.



**View of Bedroom 4**



**View of Family Bathroom**



**Family Bathroom**



Refitted four piece suite with deep panelled bath with hand shower attachment over, vanity wash hand basin in vanity unit with cupboards under, double tiled shower cubicle with power shower and glass screen, low-level Wc, full height ceramic tiling to all walls, heated chrome towel rail, replacement uPVC double glazed window to front, ceramic tiled flooring.

**View of Family Bathroom**



**Outside**

**Frontage**



Large mono block front drive covering most of the frontage, offering ample off road parking, access to double width garage, mature shrub area, side access to the rear garden.

**Rear Garden**



Beautifully presented rear garden with mature plants, shrubs and trees, central lawn with paved patio and paths around, timber outhouse, side access to the front of the property, side access leading to the double width garage.



View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



### Double Width Garage

Integral double garage with side personal door, power and light connected, water tap, window to side, remote-controlled electric up and over door.

### MISDESCRIPTIONS ACT - Sales

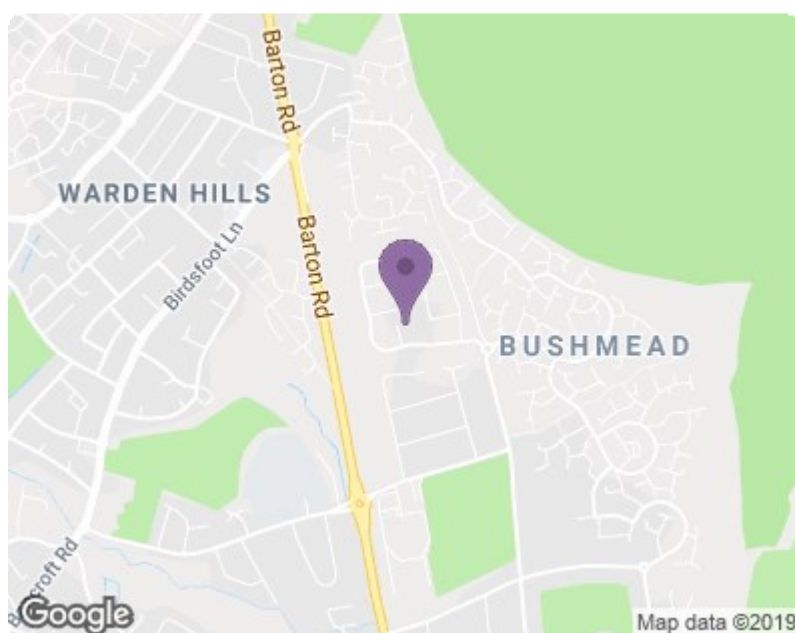
Should you be interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.





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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	