

Dunstable Office:

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Whitehill Avenue, Luton, Bedfordshire

Guide Price £650,000 Freehold



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The Property Experts with the Personal Touch

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Front

This executive detached property benefits from a blockpaved driveway providing parking for numerous vehicles in front of the garage, steps leading to a generous front lawn enclosed by a newly re-constructed brick wall surround and a variety of mature shrubs, plants and trees. Further steps leading to:

Entrance Porch

PVC double glazed double french doors. Wooden glazed door to:

Entrance Hall

Wood effect flooring. Door to understairs storage cupboard. Stairs rising to the first floor landing. Doors to:

Cloakroom

Low level wc. Wash hand pedestal. Fully tiled flooring and walls to ceiling height. uPVC double glazed window to front aspect.

Living Room

19'11" x 12'0" (6.07m x 3.65m)
Wood effect flooring. Two radiators. Fireplace. uPVC double glazed windows to front aspect. Glazed windows and wooden glazed door to:

Family Room

13'0" x 11'3" (3.96m x 3.43m)
Wood effect flooring. Radiator. uPVC

double glazed windows to rear and side aspect. PVC double glazed french doors to rear garden. Wooden glazed door to:

Dining Room

12'5" x 17'10" (3.79m x 5.43m)
Wood effect flooring. Two radiators. uPVC double glazed windows to rear and side aspect. Door leading back in to the Entrance Hall.

Kitchen/Breakfast Room

13'10" x 13'5" (4.21m x 4.10m)
Fitted range of matching base and eye level units including one and a half sink and draining board unit inset to worktops over. Central island providing space for breakfast bar. Space for range cooker in recess space. Tiled flooring. Radiator. uPVC double glazed windows to front and side aspect. Open doorway to rear lobby. Door to:

Pantry

Large pantry with ample storage space. uPVC double glazed window to front aspect.

Rear Lobby

Tiled flooring. Wooden door to side aspect. Open doorway to:

Utility

Utility area housing the hot water cylinder and boiler. uPVC double glazed window to rear aspect. Tiled flooring.

First Floor Landing

Split-level landing with wood effect flooring. uPVC double glazed windows to front aspect. Door to storage cupboard. Doors to:

Master Bedroom

12'6" x 13'9" (3.81m x 4.19m)
Wood effect flooring. Radiator. uPVC double glazed windows to rear aspect. Double doors to built-in wardrobe. Door to:

En-suite Shower Room

Fitted three-piece suite including single shower tray unit, low-level wc and wash hand pedestal. Tiled flooring and walls to ceiling height.

Bedroom 2

12'11" x 13'7" (3.94m x 4.14m)
Wood effect flooring. Radiator. uPVC double glazed windows to rear aspect. Two built-in wardrobes.

Bedroom 3

10'6" x 13'7" (3.19m x 4.15m)
Wood effect flooring. Radiator. uPVC double glazed windows to front aspect.

Bedroom 4

10'7" x 11'11" (3.22m x 3.64m)
Wood effect flooring. Radiator. uPVC double glazed windows to front and side aspect. Door to storage cupboard.

Family Bathroom

Fitted three-piece suite including corner hydro bath with shower over, low-level wc and wash hand basin built-into vanity unit. Chrome heated towel rail. Tiled flooring and walls to ceiling height. uPVC double glazed obscure windows to side aspect.

Rear Garden

This mature rear garden is approximately over 100ft long and has recently undergone transformation providing a large patio area which is perfect for entertaining with a brick built BBQ leading to a generous lawn with mature shrubs and tree borders enclosed by fence panelling to the left hand side. At the rear of the garden there is a wooden shed and this garden ultimately benefits from being rarely overlooked and is one of the main attractions to a family looking to purchase in this area.

address: 15b High Street North
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Additional Office: Toddington: 2-4 High Street
- 01525 877 771

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A TRULY STUNNING home offers over 2000 SQ.FT of living accommodation with plenty of POTENTIAL TO EXTEND AND IMPROVE FURTHER (STPP), located in SOUTH LUTON with fantastic access to the MAINLINE TRAIN STATION, LUTON AIRPORT and J10 of the M1 MOTORWAY and benefits further from NO UPPER CHAIN.

An opportunity has risen to own this executively detached, family home located in one of Luton's most sought after tree lined roads which benefits from a short walk to the Town centre. There an array of benefits to purchasing this home including an entrance hall of grandeur, separate reception rooms, kitchen/breakfast room, further family room, a split level first floor landing offering four generous sized bedrooms including master bedroom with en-suite shower room. The gardens to the front and rear have recently undergone transformation including a recently reconstructed wall at the front of the home adding an appealing and attractive frontage.

The front of the property benefits from a blockpaved driveway providing parking for numerous vehicles leading to the garage located underneath the kitchen/breakfast room. The accommodation boasts entrance porch, entrance hall, cloakroom, living room, dining room, family room, kitchen/breakfast room, pantry, rear lobby, utility, first floor landing, master bedroom with en-suite shower room, three further double bedrooms and family bathroom.

Whilst this property suits an array of different prospective purchasers, it is an ideal family home and popular schooling is within close proximity such as Hillborough Junior School and The Stockwood Park Academy.



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Road Map



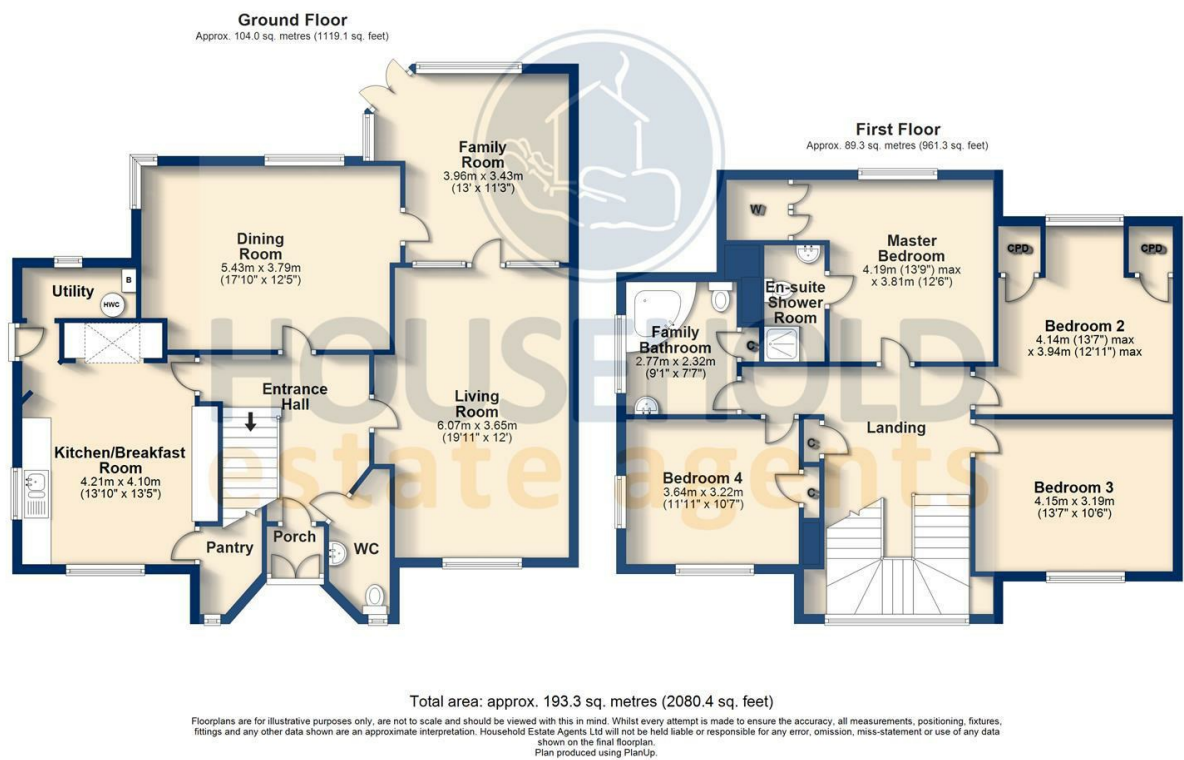
Hybrid Map



Terrain Map



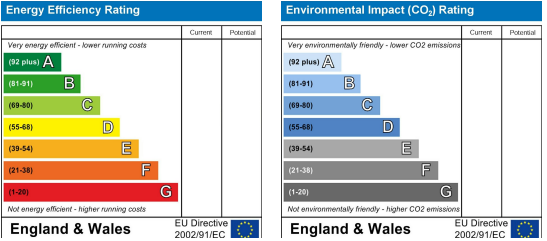
Floor Plan



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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