

Dunstable Office:

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HOUSEHOLD
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Douglas Crescent, Houghton Regis, Dunstable
Offers In Excess Of £325,000 Freehold



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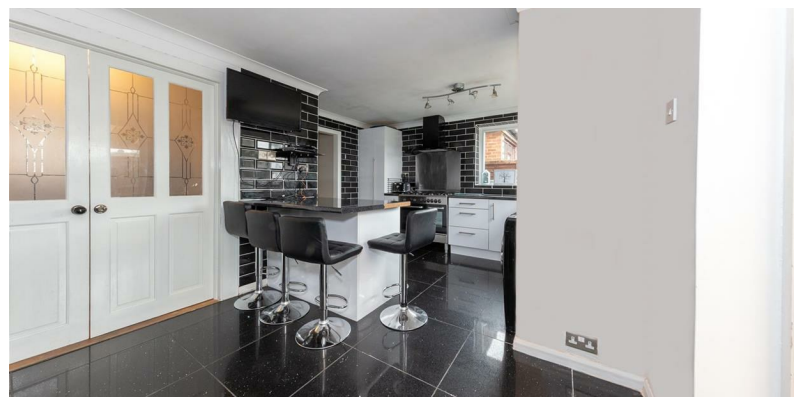
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Offers In Excess Of £325,000



Front

Block paved driveway to front for several vehicles.

Porch

3'2" x 5'7" (0.96m x 1.71m)
Two double glazed windows to side, double glazed window to front.

Entrance Hall

6.11 x 2.11 (1.83m.3.35m x 0.61m.3.35m)
Laminate flooring, double glazed window to side, double radiator, radiator, entrance hall providing access to all ground floor rooms and stairs leading to first floor landing.

Living Room

13'5" x 12'2" (4.09m x 3.70m)
Laminate flooring, radiator, double glazed bow window to front.

Dining Room

11'2" x 10'10" (3.40m x 3.30m)
Laminate flooring, electric fireplace.

Kitchen/Breakfast Room

12'1" x 17'9" (3.69m x 5.40m)
Re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, gas points for cooker, tiled flooring, double glazed window to side, double glazed window to rear.

Conservatory

9.11 x 7.7 (2.74m.3.35m x 23.47m)
Part brick construction with uPVC double glazed windows and polycarbonate roof, double glazed window to rear, three double glazed windows to side, laminate flooring, door to rear garden.

Shower Room

7'9" x 3'1" (2.36m x 0.95m)
Refitted with three piece comprising tiled shower enclosure with folding glass screen, low-level WC and heated towel rail, extractor

fan, full height tiling to all walls, tiled flooring, obscure double glazed window to side, ceiling spotlights.

Landing

5'9" x 4'11" (1.77 x 1.50)
Providing access to all first floor rooms and access to loft, double glazed window to side.

Master Bedroom

11'3" x 8'11" (3.43m x 2.73m)
Double glazed bow window to front, radiator, sliding doors to built in wardrobes.

Bedroom 2

11'3" x 10'8" (3.43m x 3.26m)
Double glazed window to rear, radiator.

Bedroom 3

9'4" x 7'1" (2.84m x 2.17m)
Double glazed window to rear, radiator.

Bathroom

9'4" x 5'7" (2.84m x 1.71m)
Three piece suite comprising deep panelled bath, pedestal

wash hand basin and low-level WC, full height tiling to all walls, obscure double glazed window to front, radiator.

Outside

Rear Garden

Patio area, mainly laid to lawn, enclosed by fencing.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

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WELL PRESENTED, EXTENDED SEMI providing over 1,100 SQFT of LIVING ACCOMMODATION boasting THREE RECEPTION AREAS, LARGE GARDEN, DRIVEWAY for several vehicles in a SOUGHT AFTER LOCATION.

Household Estate Agents are delighted to offer for sale this MUCH IMPROVED family home that further benefits from a LARGE RE-FITTED KITCHEN/BREAKFAST ROOM & ground floor SHOWER ROOM plus a CONSERVATORY.

Douglas Crescent is a particularly well regarded and DESIRABLE road position in between Dunstable & Houghton Regis, providing EXCELLENT access to the A5, A421 & J11A of the M1 motorway. Amenities in form of shops and schools are within short walking distance as are stops for the GUIDED BUSWAY service.

The accommodation itself consists of entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, conservatory and a MODERN shower room to the ground floor. On the first floor there are TWO DOUBLE bedrooms, a single bedroom and a family bathroom.

This home is perfect for an array of purchasers however in our opinion, it would suit families in particular due to the GREAT SCHOOLING locally such as BEECROFT PRIMARY and ALL SAINTS ACADEMY.

CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE WITHOUT FURTHER DELAY TO ARRANGE AN APPOINTMENT TO VIEW.



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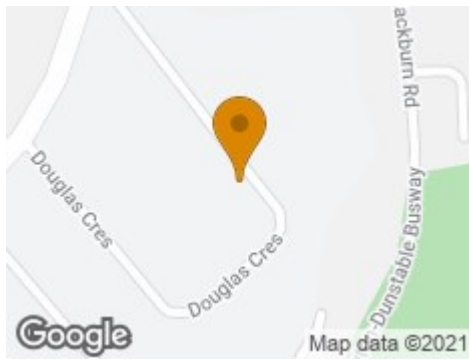
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Road Map



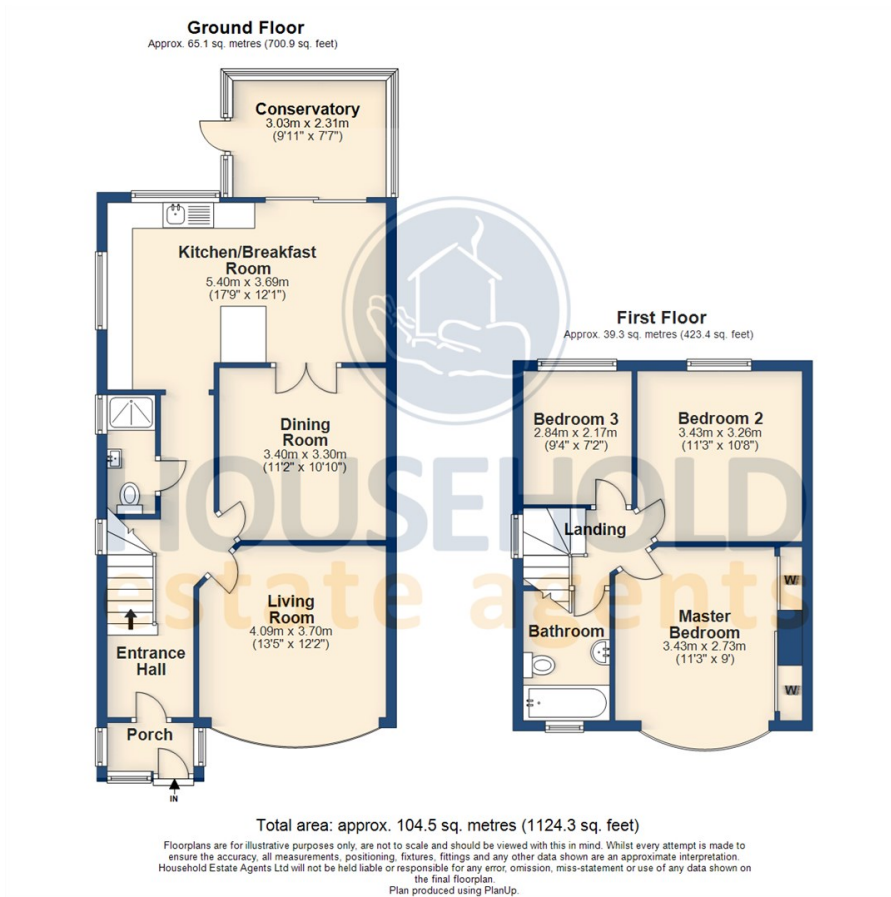
Hybrid Map



Terrain Map



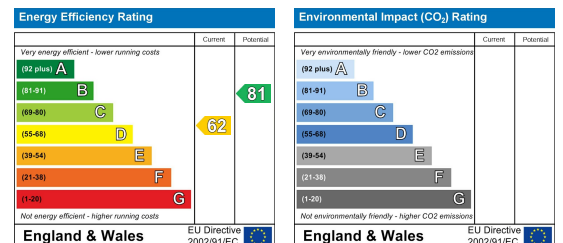
Floor Plan



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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