

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Brambles Edge, Houghton Regis, Dunstable

£499,950 Freehold



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The Property Experts with the Personal Touch

Brambles Edge, Houghton Regis, Dunstable

£499,950



Front

Entrance Hall

11'0" x 10'11"

(3.36m x 3.34m)

Providing access to all ground floor rooms and stairs to first floor landing equipped with radiator, laminate flooring, door to under stairs storage cupboard.

Living Room

12'11" x 19'5"

(3.93m x 5.92m)

Fitted carpet, radiator, double glazed window to rear, double glazed patio door to rear garden.

Snug

8'4" x 8'10" (2.53m x 2.69m)

Double glazed window to side, radiator, laminate flooring.

Kitchen/Diner

12'0" x 19'7" (3.66m x 5.96m)

Fitted with a matching range of base and eye level units with worktop

space over, 1+1/2 bowl sink with swan neck mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, two double glazed windows to front, two radiators, laminate flooring, ceiling spotlights.

Utility Room

6'9" x 6'3" (2.06m x 1.91m)

Fitted with a matching range of base and eye level units with worktop space over, tumble dryer, plumbing for washing machine, double glazed window to side, ceramic tiled flooring.

WC

3'2" x 7'9" (0.96m x 2.36m)

Obscure double glazed window to side, two piece suite comprising low-level WC and pedestal wash hand basin, tiled splashbacks, radiator, ceramic tiled flooring.

Landing

10'9" x 13'3" (3.27m x 4.04m)

Providing access to all first floor rooms, two storage cupboards and access to loft. Double glazed window to side aspect.

Master Bedroom

16'1" x 19'7" (4.89m x 5.96m)

Two double glazed windows to front, sliding door to built in wardrobes, radiator, door to en-suite shower room.

En-suite Shower Room

6'8" x 5'10" (2.04m x 1.78m)

Three piece suite comprising tiled shower enclosure, low-level WC and pedestal wash hand basin, heated towel rail, tiled splashbacks, ceramic tiled flooring, obscure double glazed window to side.

Bedroom 2

13'3" x 10'0" (4.05m x 3.05m)

Double glazed window to rear, radiator, sliding doors to built in wardrobe, door to en-suite.

En-suite Shower Room

4'7" x 9'4" (1.40m x 2.85m)

Three piece suite comprising tiled shower enclosure, low-level WC pedestal wash hand basin, heated towel rail, tiled splashbacks, ceramic tiled flooring, obscure double glazed window to rear.

Bedroom 3

13'3" x 9'2" (4.05m x 2.80m)

Double glazed window to rear, radiator, sliding door to built in wardrobes.

Bedroom 4

11'6" x 9'4" (3.50m x 2.85m)

Double glazed window to front, radiator.

Bathroom

9'4" x 5'8" (2.84m x 1.73m)

Three piece comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to side, heated towel rail, ceramic tiled flooring with ceiling spotlights.

Rear Garden

Garage

Single garage with up and over door, power and light connected, double glazed window to rear. Door to rear garden.

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

The Property Experts with the Personal Touch

MISDESCRIPTORS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located on a PRIVATE ROAD this SUBSTANTIAL DETACHED residence is bought to market in FANTASTIC CONDITION throughout and boasts nearly 1,700 SQFT OF LIVING ACCOMMODATION including TWO RECEPTION ROOMS, a SPACIOUS PRINCIPLE suite. THREE FURTHER DOUBLE BEDROOMS & TWO EN-SUITE SHOWER ROOMS.

Household Estate Agents are proud to act as sole agents on this IMMACULATE family home that further benefits from a LARGE KITCHEN/DINER & separate UTILITY ROOM plus DRIVEWAY PARKING & GARAGE.

Developed in 2014 Brambles Edge is a modern and HIGHLY DESIRABLE private cul-de-sac situated on the outskirts of the centre of Houghton Regis. Perfectly located for commuters and within easy reach of J11A of the M1 motorway. Local amenities including shops and schools are within short walking distance.

The accommodation itself consists of entrance hall, living room, snug, kitchen/diner, utility room and W.C to the ground floor. On the first floor you will find a GENEROUS landing leading to a master bedroom with en-suite shower room. three further double bedrooms, further en-suite shower room and a family bathroom. Externally to the rear of the property there is a WELL MAINTAINED & PRIVATE REAR GARDEN.

.AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE ALL THE BENEFITS ON OFFER PLEASE CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE WITHOUT FURTHER DELAY.



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Road Map



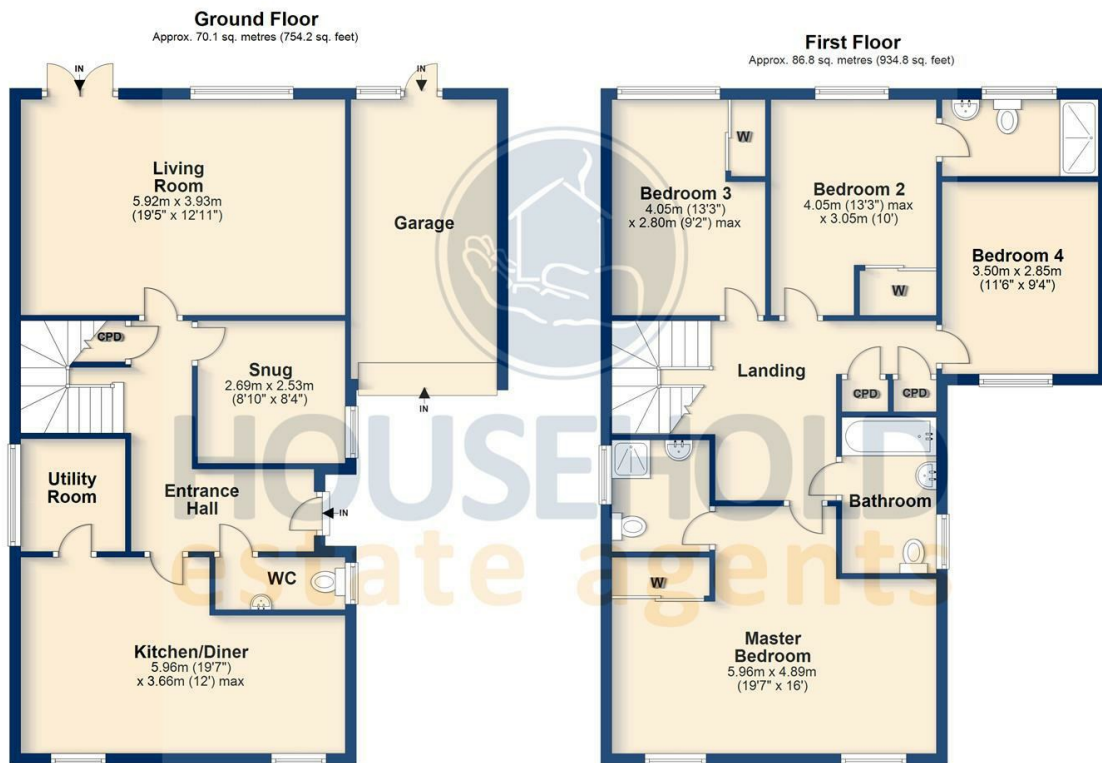
Hybrid Map



Terrain Map



Floor Plan

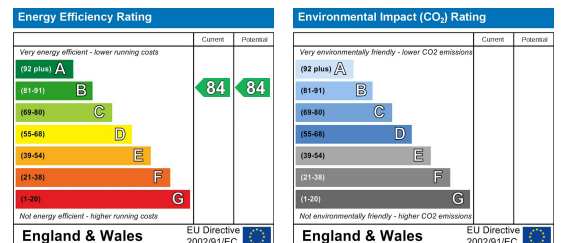


Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

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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