

Dunstable Office:
01582 477 077



Residential Sales • Property Management • Lettings

Wolseley Drive, Dunstable
£295,000 Freehold



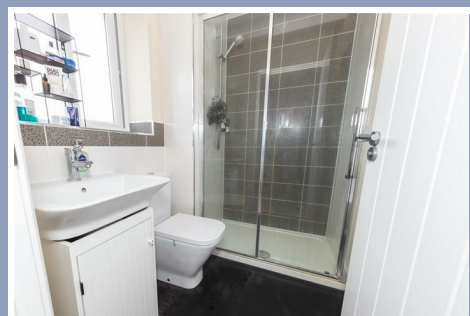
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The Property Experts with the Personal Touch

Wolseley Drive, Dunstable

£295,000



Front

Entrance Hall

11'6" x 6'7" (3.50m x 2.00m)

Fitted with laminate flooring, radiator, the entrance hall provides access to all ground floor rooms and stairs to first floor landing.

Kitchen/Breakfast Room

12'10" x 8'2" (3.92m x 2.48m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated dishwasher, washing machine & fridge/freezer, ceramic tiled flooring, ceiling spotlights, double glazed window to front, radiator.

Dining Room

10'6" x 13'0" (3.20m x 3.97m)

Laminate flooring, radiator, doors to storage cupboards, double glazed window to rear, double glazed patio doors to rear garden.

WC

7'5" x 3'2" (2.25m x 0.97m)

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

Landing

10'5" x 6'8" (3.18m x 2.03m)

Providing access to all first floor rooms and stairs to second floor.

Living Room

13'5" x 15'5" (4.08m x 4.70m)

Full height double glazed window to front with Juliet balcony, radiator,

Bedroom 2

10'2" x 8'5" (3.10m x 2.56m)

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

Shower Room

5'1" x 6'8" (1.55m x 2.03m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, obscure double glazed window to rear.

Landing

10'8" x 6'8" (3.24m x 2.03m)

Providing access to all second floor rooms.

Master Bedroom

10'5" x 8'5" (3.17m x 2.56m)

Double glazed window to rear, radiator, sliding doors to built in wardrobe.

En-suite Shower Room

5'7" x 6'8" (1.69m x 2.03m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low level W.C, Radiator, obscure double glazed window to rear.

Bedroom 3

10'8" x 8'5" (3.25m x 2.56m)

Double glazed window to front, radiator, door to:

Bathroom

7'5" x 6'8" (2.27m x 2.03m)

Three suite comprising deep panelled bath and low-level WC, tiled splashbacks, obscure double glazed window to front with ceiling spotlights.

Outside

Rear Garden

Private garden, patio leading to rear gated access, mainly laid to lawn, enclosed by fencing.

Parking

The property comes with two allocated parking spaces.

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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MISDESCRIPTIONS 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.

This WELL PRESENTED THREE DOUBLE BEDROOM Town House offers over 1,000 SQFT OF ACCOMMODATION including TWO RECEPTION ROOMS, EN-SUITE SHOWER ROOM TO MASTER and has FOUR YEARS NHBC WARRANTY REMAINING.

Ideally situated at the head of the CUL-DE-SAC the property further benefits from KITCHEN/BREAKFAST ROOM, SEPARATE SHOWER & BATHROOMS, downstairs W.C, gas central heating and double glazing throughout.

Wolsey Drive forms part of modern development built in 2014 located in NORTH DUNSTABLE and provides GREAT ACCESS to the A5 & J11A OF THE M1 MOTORWAY, open countryside walks are close to hand as are recreation parks making this area particularly popular and suitable for families. Dunstable Town Centre and all amenities are within walking distance being just over a mile away.

The accommodation consists of entrance hall, kitchen/ breakfast room, dining room & W.C to the ground floor. On the first floor there is a living room, bedroom two & shower room. On the first floor you will find the master bedroom and en-suite shower room, bedroom three and family bathroom.

The property sits in the school catchment areas of BEECROFT PRIMARY & ALL SAINTS ACADEMY.

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



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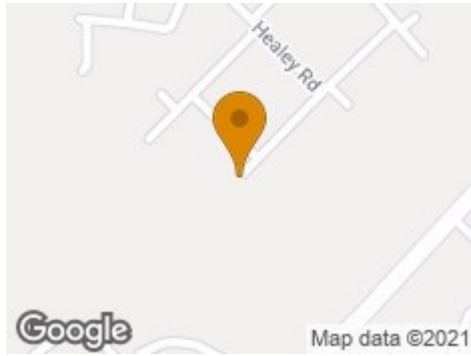
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Road Map



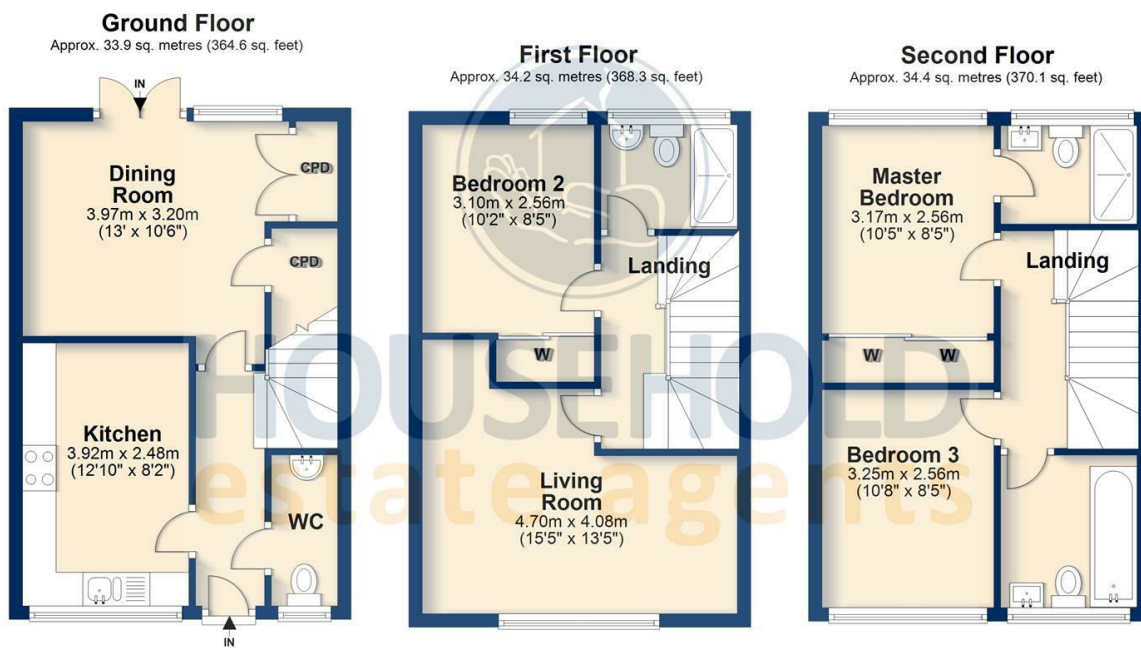
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 102.5 sq. metres (1103.0 sq. feet)

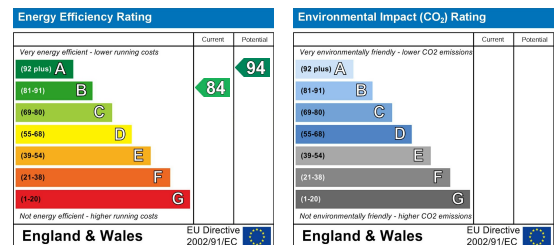
Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not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