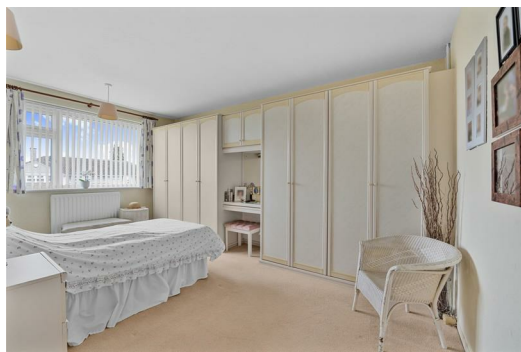




This attractive bungalow is ideally located within walking distance of Dunstable town centre and close to a range of local shops, amenities, and transport links, making it perfectly suited to retired buyers seeking convenience and easy day-to-day living.

A further benefit is the potential to extend into the roof space (STPP), as has been successfully done by neighbouring properties, offering flexibility for the future if ever required.

A well-located, low-maintenance bungalow offering comfort, convenience, and excellent access to local amenities—ideal for retirement living. Early viewing is strongly recommended.

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The entrance hall provides access to all accommodation and includes useful storage. The spacious living room is a real highlight, enjoying a south-west facing aspect with sliding patio doors opening directly onto the rear garden—offering a bright, relaxing space with a pleasant outlook.

The kitchen is well fitted with a range of units, integrated oven and gas hob with extractor, breakfast bar, and pantry, and flows into a highly practical utility/garage area. This space provides excellent everyday convenience with worktops, plumbing for appliances, additional storage, and both rear access and an electric roller door.

There are two well-proportioned bedrooms positioned to the front of the property, both easy to maintain and filled with natural light, alongside a modern, fully tiled shower room designed for practicality and ease of use.

Externally, the property offers a generous front garden with ample off-road parking and a covered car port—ideal for those wanting easy access and minimal upkeep. The rear garden is private and south-west facing, mainly laid to lawn with a patio seating area and established shrubs, providing a peaceful and manageable outdoor space.

Entrance Hall

Providing access to all accommodation with a double glazed composite door to the side aspect. Fitted carpet. Radiator. Storage cupboard.

Living Room

A south west facing rear aspect room with sliding patio doors leading to the rear garden. Fitted carpet. Radiator. Coved ceiling.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit with a swan neck mixer tap over. Integrated oven and gas hob with an extractor hood over. Breakfast bar. Space and plumbing for a slimline dishwasher and space for a free standing fridge/ freezer. Double glazed window to the rear aspect. Large built in pantry. Insert spotlights to the ceiling. Door leading to:



Garage / Utility

A partially converted garage with an electric roller door. Fitted counter top with space and plumbing for a washing machine and freezer under. Double glazed window to the rear aspect and a double glazed composite door leading to the rear garden. Wood effect flooring. Light and power.

Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet.



Shower Room

Fitted to comprise a w/c. Pedestal wash hand basin and a shower enclosure with shower over. Fully tiled walls and floor. Radiator. Double glazed window to the side aspect.



To The Front

A large garden laid mostly to lawn with mature bushes.



To The Side

Driveway providing off ample road parking and onward access to the garage. Large canopy / car shelter adjacent to the front door and garage door.

Rear Garden

An enclosed south west facing garden with a patio area adjacent to the rear of the property. The remainder being laid to lawn with variety of mature shrubs, bushes and small.

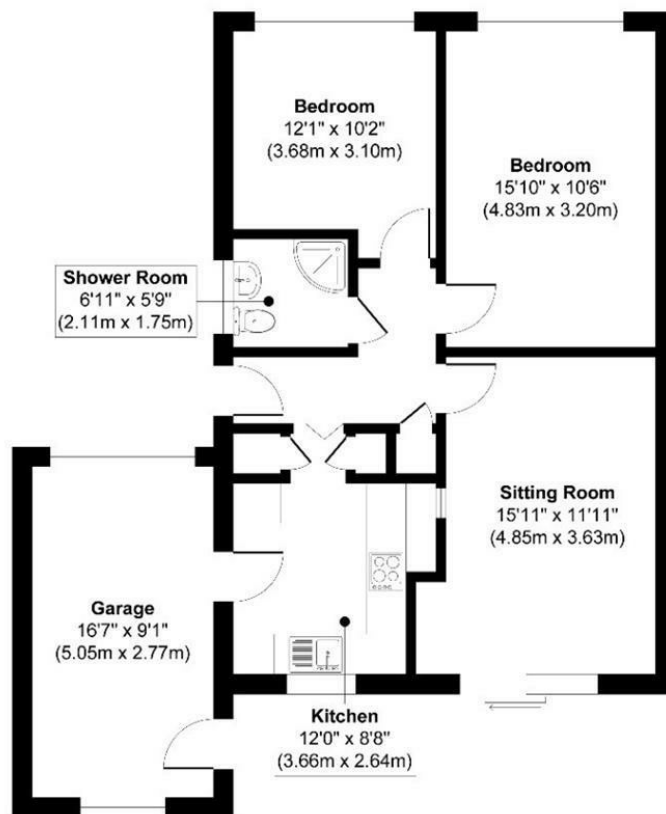


Viewing

All viewings are strictly by appointment through Bradshaws.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.



Floor Plan
Approximate Floor Area
844 sq. ft
(78.41 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: D
 EPC Rating: