sterling select homes

3 1 2

Dunstable

PRICE GUIDE £395,000



Temptation comes in many forms...

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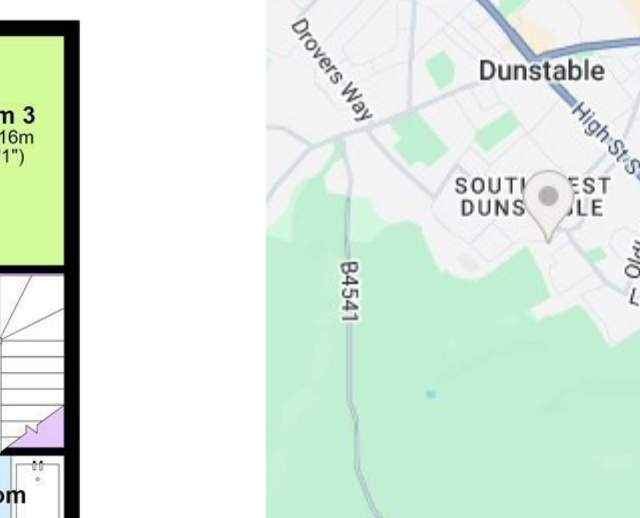
Dunstable

PRICE GUIDE

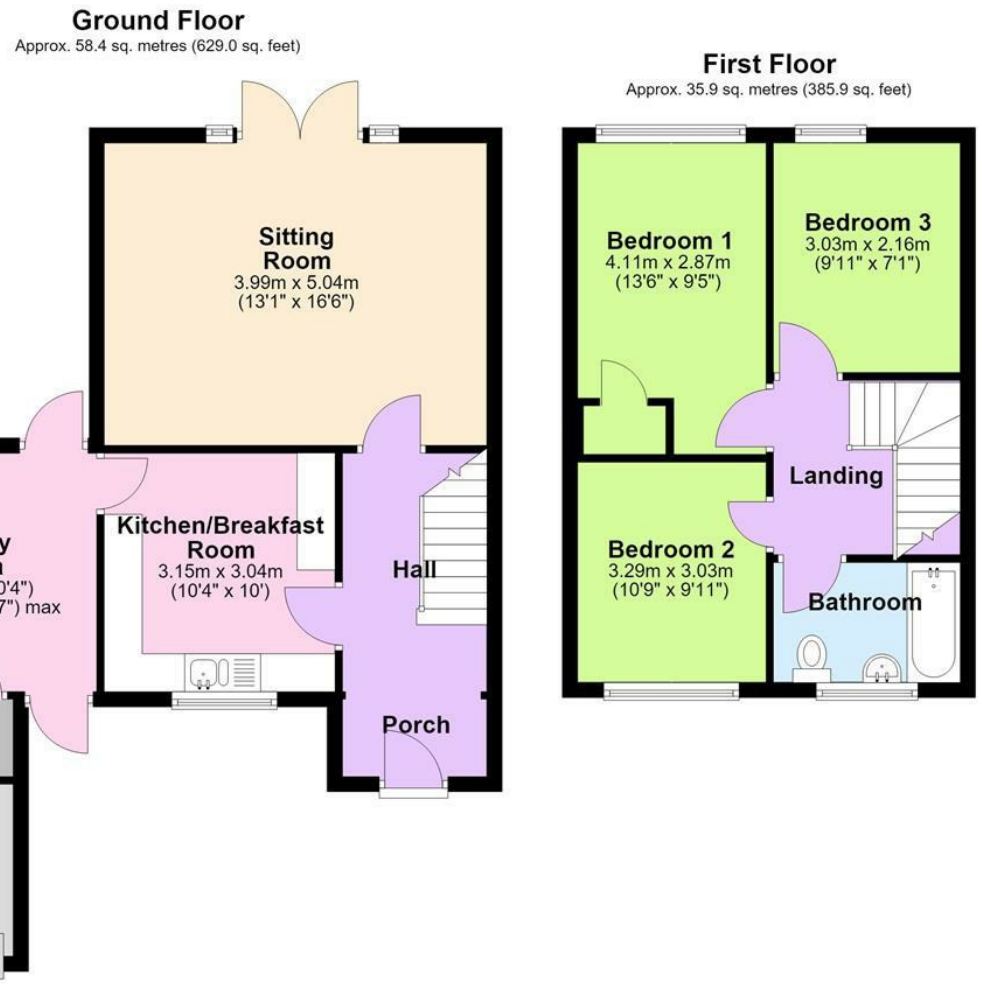
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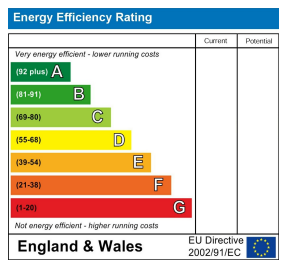
" SOLD WITH NO ONWARD CHAIN " .Located in the sought after South-West Dunstable on a highly desirable residential road close to local amenities and excellent schools and within easy access of the M1. A mature semi detached family home which has excellent scope to extend currently offering 3 bedrooms, kitchen with separate utility and far reaching views to the rear.

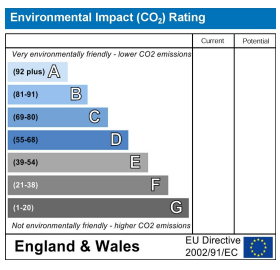




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Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

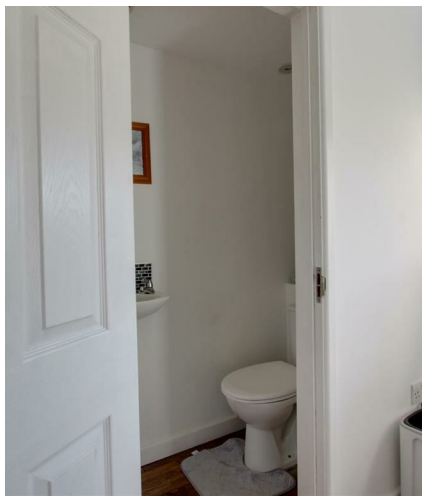
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A rare chance to purchase a semi detached home with no upper chain and with excellent scope to extend STNP.





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Ground Floor
The front door opens to a large entrance porch making the perfect space to kick off your shoes and hang your coats. The porch opens to the inner hallway which has stairs rising to the first floor and doors to the ground floor accommodation. To the left hand side a door opens to a kitchen which overlooks the front and is fitted with a range of base and eye level units with integrated double oven and hob with extractor over. There is a door opening to a spacious utility room where there is under counter space and plumbing for an automatic washing machine and tumble drier. From here a door opens to a useful ground floor cloakroom and there is also a pedestrian courtesy door opening to the rear garden. Directly at the rear of the property is a large living room which French doors opening to the patio area of the impressive garden.

First Floor
The spacious first floor landing has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include a panelled bath with shower unit and screen over. Two of the bedrooms positioned at the rear of the property provide wonderful elevated views over the rooftops beneath and countryside beyond while the third bedroom overlooks the front.

The Outside
To the front of the property is a private and extensive block paved driveway providing parking for a number of cars. A metal up and over door opens to the garage providing excellent storage space. An undoubted feature of the property is the large rear garden which is mainly laid to lawn and fully enclosed by fencing with mature herbaceous boarders to three boundaries. Additionally there is a good size block paved patio directly to the rear of the house.

The Location
Nestled in the heart of South West Dunstable—one of the town's most desirable locations—this delightful home offers an ideal setting for families. With excellent schools nearby, as well as easy access to the town centre, local shops, bus stops, and beautiful green spaces, convenience is at your doorstep. Residents can enjoy immediate access to open countryside walks, perfect for those who appreciate outdoor pursuits and a connection with nature. Dunstable itself offers a range of local amenities, reputable schools, and convenient transport links, making it an ideal location for families and commuters alike. This executive home represents a rare opportunity to acquire a property of significant calibre, combining traditional elegance with modern comforts and vast potential for future enhancement.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.

2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..

3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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