

34 Hillcroft, Dunstable, LU6 1TU
Asking Price £375,000

ROBINSONS



A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE AND DRIVEWAY, SITUATED ON HILLCROFT IN THE HIGHLY SOUGHT AFTER NORTH DUNSTABLE AREA, LU6.

This spacious home offers approximately 919 sq ft of well proportioned accommodation, ideal for families and first time buyers alike. The ground floor comprises a generous 16ft living room, providing a bright and comfortable space for relaxing and entertaining. To the rear is a modern 16ft kitchen diner overlooking the garden, offering ample worktop and storage space with direct access outside. A separate utility room and convenient downstairs WC add further practicality to the layout.

Upstairs features three bedrooms, including two doubles and a well sized single, all served by a contemporary family bathroom. The layout is thoughtfully arranged, making excellent use of the overall floor area.

Externally, the property benefits from driveway parking with garage, complete with new electric garage doors. The house was repointed last year, offering peace of mind to incoming buyers. Further



Total Area: 85.4 m² ... 919 ft²

Floorplan produced by Woodside Photography
 Floorplan is for illustration purposes only and all measurements are approximate



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	