

Dunstable Office:

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Church View, Dunstable Road, Toddington, Bedfordshire, LU5 6DX

**Price £825,000 Freehold**



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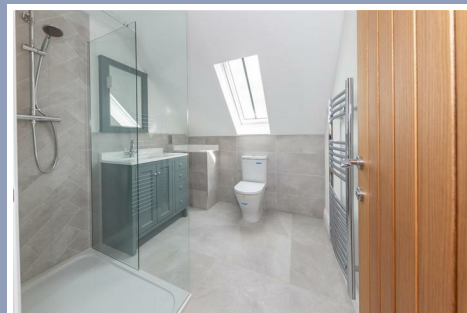
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**The Property Experts with the Personal Touch**

# Church View, Dunstable Road, Toddington, Bedfordshire, LU5 6DX

## Price £825,000



### Entrance Hall

Entered via Composite front door with double glazed wing window, tiled flooring, inset spotlighting, double cupboard with underfloor heating manifold and water softener, double glazed feature window to front aspect, Oak and glass staircase to first floor accommodation.

### Cloakroom

Low level W.C, wash hand basin with vanity under, 1/2 panelled walls, heated towel rail

### Bedroom 1

10'6" x 13'10" (3.19m x 4.22m)

Electrically operated Velux conservation roof light, double glazed window to front aspect, T.V point, fitted double wardrobes

### En-suite Shower Room

Back to wall W.C, wash hand basin with vanity under and mirror light over, double shower cubicle, heated towel rail, part tiled, double glazed window to side aspect.

### Living Room

17'4" x 12'6" (5.29m x 3.82m)

Double glazed window to front aspect, engineered Oak flooring, feature fireplace with oak mantle and electric stove, Bi folding doors to the rear garden, T.V point, bi folding doors to the dining room

### Dining Room

8'6" x 14'8" (2.59m x 4.46m)

Feature double glazed window to rear aspect, tiled flooring, T.V point, open plan to the fitted kitchen

### Fitted Kitchen

11'9" x 11'10" (3.58m x 3.61m)

Fitted with a Shaker style range of floor and wall units with Quartz worktop, integrated Neff dishwasher, wine rack, Eco bin, Rangemaster range cooker with Neff extractor over, Samsung fridge freezer, tiled flooring, T.V point, single drainer sink unit, double glazed window to rear, inset spotlighting, double doors to the entrance hall

### Utility Room

5'5" x 8'6" (1.64m x 2.58m)

Composite door to side aspect, Shaker style floor and wall units with Quartz worktop over and quartz upstands, space for washing machine and tumble dryer, stainless steel sink with mixer tap, inset spotlighting

### First floor landing

Oak and glass staircase, feature window to front aspect, built in storage cupboard, inset spotlighting

### Bedroom 2

17'5" x 12'2" (5.32m x 3.71m)

Double glazed window to side and rear aspect, eaves storage cupboard, cupboard housing hot water tank, radiator, T.V point

### En-suite Shower Room

Velux conservation roof window to rear aspect, shower cubicle, low level W.C, wash hand basin with solid surface worktop and vanity under, fitted mirror light, heated towel rail, tiled flooring with electric under floor heating and part tiled walls

### Bedroom 3

8'4" x 12'1" (2.54m x 3.68m)

Double glazed window to rear aspect, radiator, T.V point

### Bedroom 4

8'10" x 12'1" (2.68m x 3.68m)

Double glazed window to front aspect, radiator, T.V point

### Bathroom

Velux conservation roof window to rear, back to wall W.C, wash hand basin with solid surface worktop and upstands with vanity under and mirror light over, "P" Shaped shower bath with shower screen, heated towel rail, fully tiled with electric under floor heating.

### Outside

### Rear Garden

The rear garden will be turfed prior to occupation, twin gated access to front and side, large patio area, garden shed, fitted air source heat pump, raised flower beds

### Carport and additional parking

Oak framed carport with slate roof, permeable cobblestone driveway providing off road parking, additional parking space to the side of the property, space for cycles

### Front Garden

Turfed area (this will be done prior to occupation), pathway to front door

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Additional **Toddington:** 2-4 High Street  
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## The Property Experts with the Personal Touch

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**\*\* OPEN DAY SATURDAY 29TH APRIL 11:00-13:00 - CALL NOW TO SECURE YOUR TIME SLOT\*\*** This superb brand new barn style four bedroom detached home has the added benefit of amazing views over open countryside with Chalgrave Church in the distance. Call now to arrange a viewing. Church View has been built to an exceptional standard, the property is designed for modern living with an Eco friendly and energy efficient Air source heat pump which provides the under floor heating downstairs, radiators upstairs and hot water. The accommodation is suited to all age groups with a bedroom on the ground floor with En suite, living room with bi folding doors, luxury fitted kitchen, dining room with feature window, utility and cloakroom plus a second bedroom on the first floor incorporating an En Suite, with two further bedrooms and family bathroom. Outside there are front and rear gardens, carport and additional parking. The property comes with a NHBC 10 year warranty. Toddington is built around the traditional Village Green with St Georges Church and High Street shopping parade at either end. It has two highly rated local Schools, local park, Dentist and Doctors Surgery. For the Commuter, Junction 11a and 12 of the M1 runs in close proximity and Harlington train station is only a short drive away which provides a frequent and direct rail connection on the Bedford to Brighton line served by Thameslink. If you feel a bit of retail therapy is needed, Milton Keynes shopping centre and its Theatre District can be found at Junction 14.



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Road Map



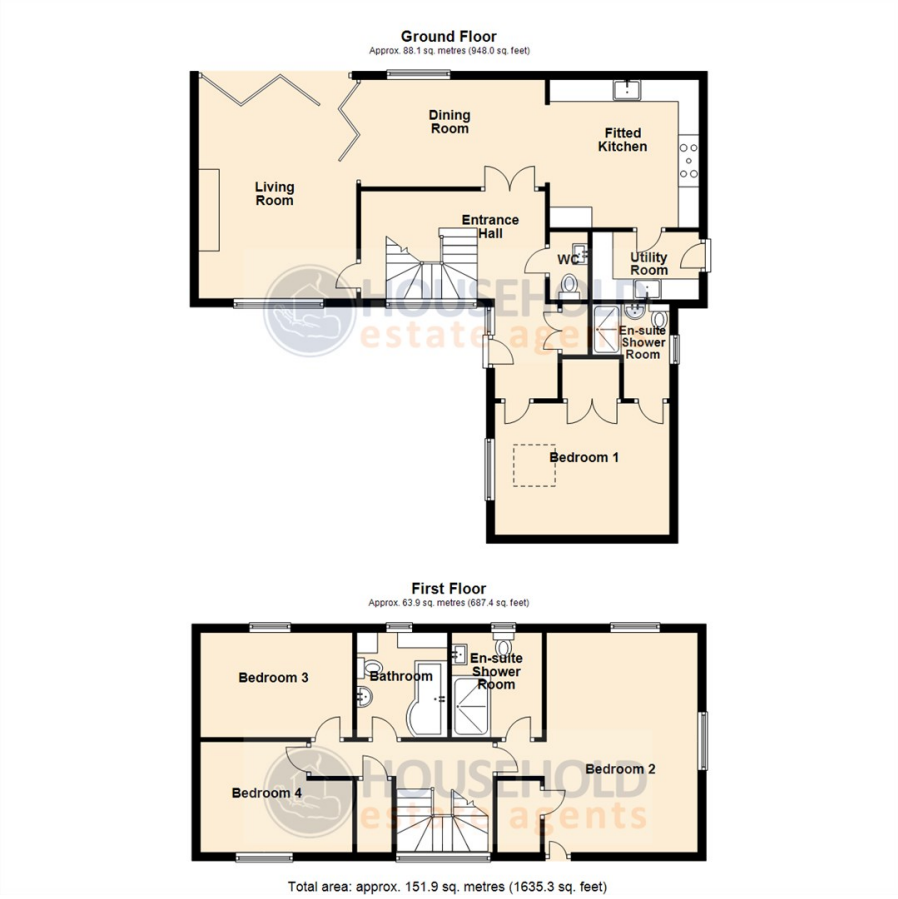
Hybrid Map



Terrain Map



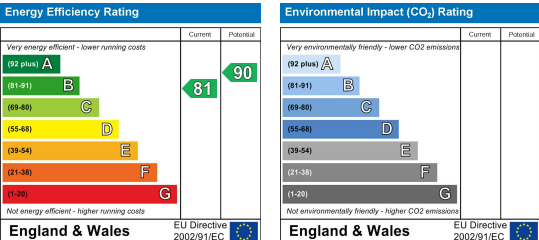
Floor Plan



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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