

Dunstable Office:

01582 477 077



Residential Sales • Property Management • Lettings

Crabtree Way, Dunstable, Bedfordshire

£485,000 Freehold



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The Property Experts with the Personal Touch

Crabtree Way, Dunstable, Bedfordshire

£485,000



Front

Entrance Hall

Living Room

16'6" x 13'5" (5.04m x 4.08m)

Refitted Kitchen/Dining Room

12'8" x 19'6" (3.86m x 5.95m)

Utility Room

Downstairs WC

First Floor Landing

Bedroom 1

12'11" x 10'10" (3.94m x 3.30m)

Refitted En-Suite Shower Room

Bedroom 2

7'9" x 9'11" (2.36m x 3.01m)

Bedroom 3

10'10" x 7'9" (3.30m x 2.37m)

Bedroom 4

8'8" x 8'2" (2.63m x 2.50m)

Refitted Family Bathroom

address: 15b High Street North
Dunstable, Beds LU6 1HX

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email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

Rear Garden

Integral Single Garage

16'7" x 8'8" (5.06m x 2.64m)

Blockpaved Driveway For Two Vehicles

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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.

Offered for sale with NO UPPER CHAIN, this IMMACULATELY PRESENTED, DETACHED FAMILY HOME, has been TASTEFULLY RENOVATED by the current Seller within the past couple of years. The property benefits from an INTEGRAL SINGLE GARAGE and a BLOCKPAVED DRIVEWAY FOR TWO VEHICLES.

Household Estate Agents invite you to view this STUNNINGLY REFURBISHED home which offers over 1000 SQ.FT of living accommodation including a BEAUTIFULLY REFITTED KITCHEN/DINING ROOM, a REFITTED FAMILY BATHROOM and a REMODELLED AND REFITTED EN-SUITE SHOWER ROOM to the main bedroom. The property hasn't just undergone a cosmetic revamp, the Seller has SPARED NO EXPENSE in replacing the windows to BRAND NEW UPVC DOUBLE GLAZING THROUGHOUT and doors, there is a NEW COMBI BOILER WITH RADIATORS and the ELECTRICS HAVE ALSO BEEN UPGRADED.

Crabtree Way is located on the popular PRINTERS DEVELOPMENT on the outskirts of Dunstable Town centre, the property is within walking distance to the ABUNDANCE OF LOCAL AMENITIES such as the Quadrant Shopping Centre, Asda Supermarket and the White Lion Retail Park. There are open green areas nearby to enjoy such as Grove House Gardens with the prestigious Grove Theatre attached and Dog Kennel Walk just a short walk away. The locality boasts EXCELLENT COMMUTING LINKS including the GUIDED BUSWAY with a direct link to LUTON TRAIN STATIONS and LONDON LUTON AIRPORT, it is also a short drive from JUNCTIONS 9 & 11A OF THE M1 MOTORWAY.

Whilst this home is PERFECT FOR AN ARRAY OF PROSPECTIVE PURCHASERS, we feel this would be IDEAL FOR FAMILIES due to the FANTASTIC SCHOOLING in the area such as Beecroft Primary and All Saints Academy.

The accommodation comprises an entrance hall, living room, open plan kitchen/dining room, utility room, downstairs WC, first-floor landing, bedroom one with en-suite shower room, three further bedrooms and a family bathroom. The garden to the rear has been landscaped offering a generous patio area, a well maintained lawn and a mixture of shrubs and plant borders fully enclosed by fence panelling.



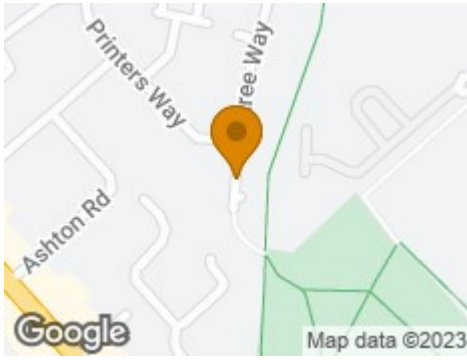
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Road Map



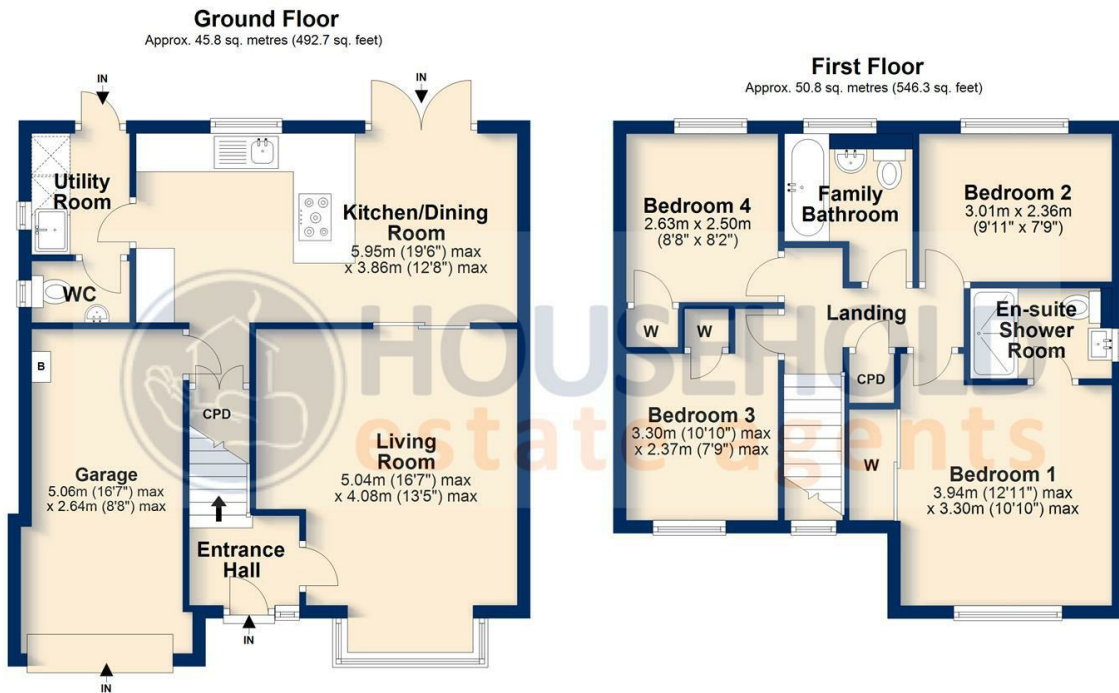
Hybrid Map



Terrain Map



Floor Plan



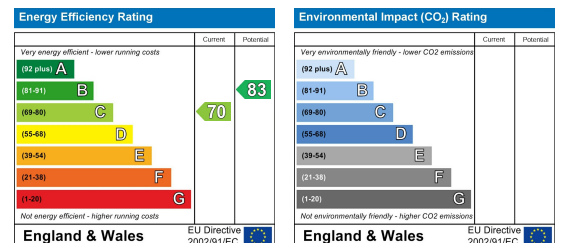
Total area: approx. 96.5 sq. metres (1039.0 sq. feet)

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 (Dunstable) 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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