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47 Totternhoe Road, Dunstable, LU6 2AF

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## Offers In Excess Of £700,000

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET BUNGALOW
- IMPRESSIVE LOUNGE / DINING ROOM WITH FRENCH DOORS
- TWO DOUBLE BEDROOMS ON THE GROUND FLOOR
- GENEROUS STORAGE ROOM AND EAVES STORAGE
- HORSESHOE DRIVEWAY, CARPORT AND GARAGE
- EXTENDED AND VERSATILE ACCOMMODATION OVER TWO FLOORS
- LARGE FITTED KITCHEN AND SEPARATE UTILITY ROOM
- TWO FURTHER LARGE BEDROOMS ON THE FIRST FLOOR
- SUBSTANTIAL REAR GARDEN WITH MULTIPLE SEATING AREAS
- INTERACTIVE VIRTUAL TOUR

This beautifully presented and extended four bedroom detached chalet bungalow, offering generous and versatile accommodation arranged over two floors and set within an 0.25 acres plot.

The property is entered via a welcoming porch which opens into the entrance hall. From here you are led into the spacious lounge and dining room. This wonderful space is filled with natural light and features French doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining. The large kitchen is fitted with a comprehensive range of floor and wall mounted units and provides ample work surface space. The kitchen opens into a separate utility room, also fitted with matching units, with a patio door leading to the rear garden and providing access to the garage.

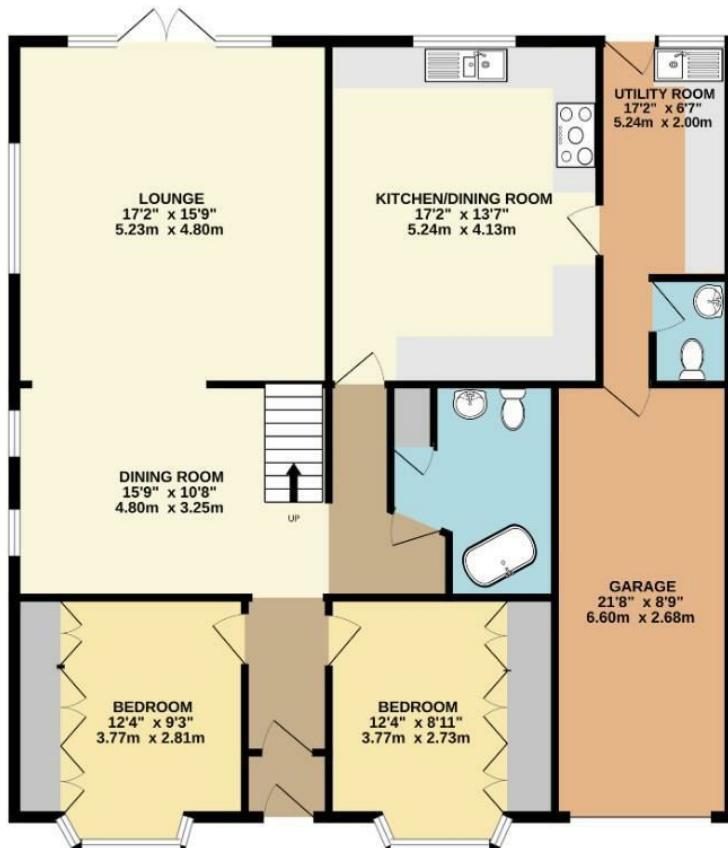
The ground floor further benefits from two generous double bedrooms, both featuring attractive bay windows and a three piece bathroom.

The first floor, where you will find two further large bedrooms, one of which benefits from built-in wardrobes, along with a family shower room. The first floor also offers a substantial storage room, which, while not classed as a bedroom, provides excellent potential for a variety of uses and also gives access to two large eaves storage areas.

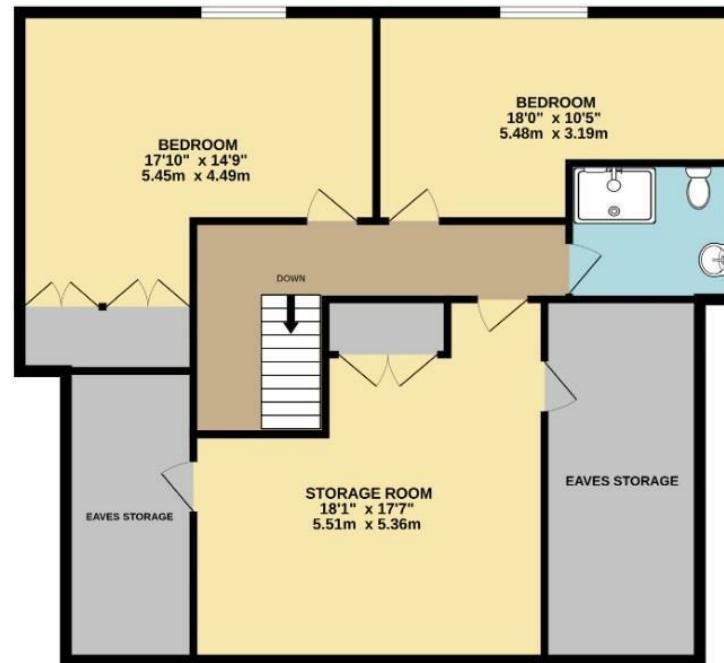
Externally, the property continues to impress. The substantial rear garden is mainly laid to lawn and features a patio seating area along with an additional paved area towards the far end of the garden, creating multiple spaces for relaxing and entertaining. To the front, the attractive horseshoe driveway provides off-road parking for multiple vehicles, in addition to a carport and access to the garage.

Overall, this is a superb and highly versatile home offering space, flexibility and excellent outdoor areas, and an internal viewing is highly recommended to fully appreciate everything on offer.

GROUND FLOOR  
1409 sq.ft. (130.9 sq.m.) approx.



1ST FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		











