



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

12 Dunstable Road, Totternhoe, Dunstable, LU6 1QP

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Offers In Excess Of £575,000

- FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- UTILITY ROOM
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- EN-SUITE TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- SIZEABLE REAR GARDEN
- DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this four bedroom extended semi-detached family home, surrounded by picturesque views over the Bedfordshire open countryside and located within the village of Totternhoe.

Offering versatile and flexible living accommodation this property briefly comprises; lounge, kitchen/ dining room with views over the countryside, utility room and downstairs cloakroom. Upstairs there are four bedrooms with an en-suite to the main bedroom and a family bathroom.

Externally this property benefits from driveway parking for multiple vehicles, sizable rear garden, plus a courtyard seating area.

Totternhoe village has a thriving community with a village butcher serving local produce, two public houses, cricket club, football club, several recreation grounds, scout hut and two village halls.

The village school serves children from the ages of 4 to 11 with a pre-school on site. There are further secondary schools in the neighbouring towns of Leighton Buzzard, Dunstable, Wing and Tring.

For commuting there is easy access to the A5 for the M1, A41 for the M25, London Luton International Airport is approximately 12 miles away, and London Euston can be reached from nearby Leighton Buzzard.

GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 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			

**Entrance**

Entry via a composite door. Stairs rising to the first floor landing.

**Lounge**

Double glazed window to front aspect. Wooden flooring and radiator. Cast iron fireplace. Double glazed French doors.

**Kitchen/Dining Room**

Dual aspect double glazed windows. A range of floor and wall mounted units with a Quartz worktop over. Gas range cooker with an extractor over. Single bowl sink. Integrated dishwasher. Space for fridge and freezer. Tiled flooring with underfloor heating. Bi-folding doors opening to the rear garden.

**Utility Room**

Double glazed window to rear aspect. Floor and wall mounted units with a worktop over. Single bowl sink and drainer. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas boiler and water tank.

**Cloakroom**

Double glazed window to rear aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring and underfloor heating.

**Landing**

Double glazed windows to rear aspect. Fitted carpet and radiator.

**Main Bedroom**

Dual aspect double glazed windows. Fitted carpet and radiator.

**En-suite**

Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

**Bedroom Two**

Double glazed window to front aspect. Fitted carpet and radiator.

**Bedroom Three**

Double glazed window to front aspect. Fitted carpet and radiator.

**Bedroom Four**

Double glazed window to rear aspect. Fitted carpet and radiator.

**Bathroom**

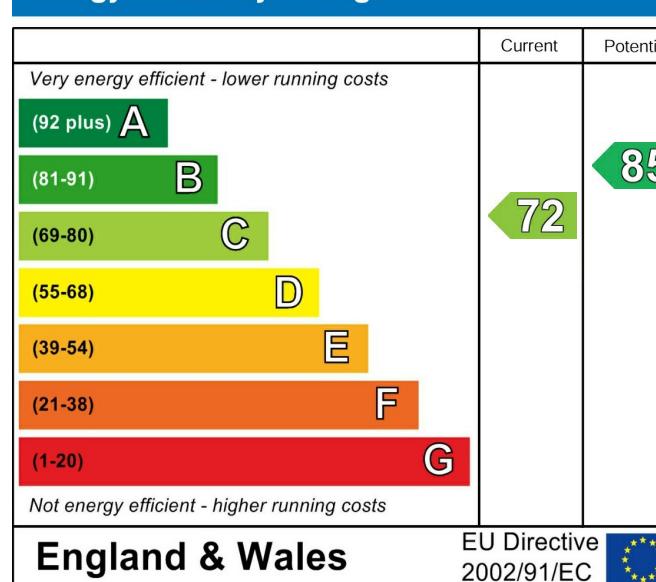
Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Tiled flooring and heated towel rail.

**Front**

Gated driveway with parking for multiple vehicles.

**Rear**

Enclosed side and rear garden. Mainly laid to lawn with a patio seating area. Picturesque views over the open countryside.

**Energy Efficiency Rating**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



