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4 Moat Reach, Edlesborough, Dunstable, LU6 2FS

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Guide Price £500,000

- THREE BEDROOM DETACHED FAMILY HOME
- BUILT APPROXIMATELY 2020
- IMPRESSIVE KITCHEN/DINING ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY PARKING, GARAGE & EV CHARGER
- NO ONWARD CHAIN
- APPROXIMATELY FOUR YEARS REMAINING ON NHBC WARRANTY
- SEPARATE LOUNGE THAT OPENS TO THE REAR GARDEN
- EN-SUITE TO MAIN BEDROOM
- HIGHLY REGARDED EDLESBOROUGH VILLAGE LOCATION

Offered to the market with no onward chain, this beautifully presented detached three-bedroom modern home occupies an attractive position within the highly regarded Buckinghamshire village of Edlesborough. Built approximately in 2020, the property offers stylish and well-planned accommodation throughout, together with the added reassurance of approximately four years remaining on the NHBC warranty.

The property has been extremely well maintained and provides an excellent balance of contemporary living space, generous bedrooms and practical features, making it an ideal home for families, couples and those looking to move straight in without the need for immediate work.

The ground floor is centred around the impressive kitchen/dining room, a particularly generous and sociable space ideal for both everyday family life and entertaining. The kitchen is arranged with a range of fitted units and ample preparation space, while there is plenty of room for a substantial dining table. Multiple doors open directly onto the outside space, allowing plenty of natural light into the room and providing an excellent connection between the house and garden during the warmer months.

Separate from the kitchen/dining room is a well-proportioned lounge, offering a comfortable and relaxing living space away from the main entertaining area.

A welcoming entrance hall connects the ground-floor accommodation, with the additional benefit of a cloakroom/WC, particularly useful for family life and visiting guests.

The first floor continues the excellent standard of accommodation with three well-proportioned bedrooms.

The main bedroom is particularly impressive, offering plenty of space for bedroom furniture and benefiting from its own en-suite shower room, creating a comfortable and private main bedroom suite. The second bedroom is another generous double room, while the third bedroom provides excellent flexibility as a children's bedroom, guest room or dedicated home office.

A modern four piece family bathroom, serves the remaining bedrooms and completes the first-floor accommodation.

Externally, the property continues to impress, with driveway parking providing convenient off-road parking, together with the added benefit of an EV car charging point, ideal for modern day-to-day living. The property also benefits from a separate garage, providing further secure parking, storage or workshop potential.

The modern construction, attractive presentation and thoughtful layout make this a particularly appealing property for buyers seeking the benefits of a recently built home within an established village setting. With approximately four years remaining on the NHBC warranty, the next owner also has the additional reassurance associated with a relatively modern property.

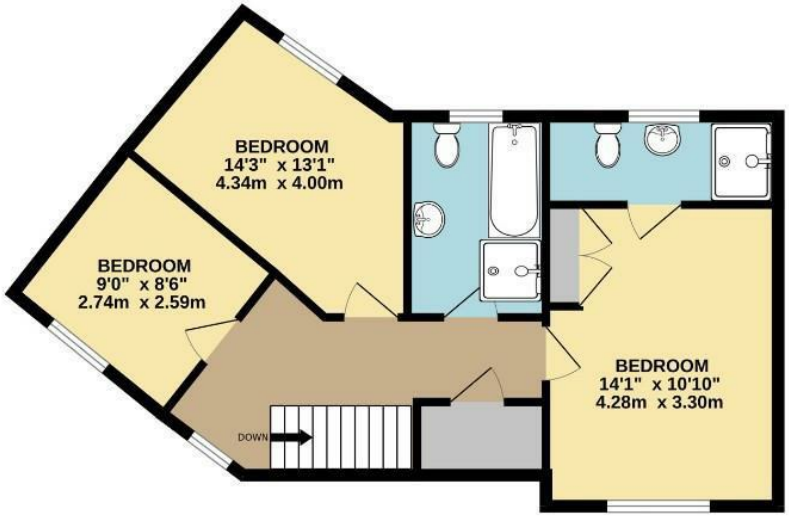
Edlesborough is a highly regarded Buckinghamshire village surrounded by attractive countryside and offering a strong sense of community. The village provides a range of everyday amenities and is well positioned for access to nearby Tring, Dunstable and Leighton Buzzard, which offer a wider selection of shopping, leisure and transport facilities. The surrounding countryside also provides numerous opportunities for walking and outdoor pursuits.

With its substantial kitchen/dining room, separate lounge, three generous bedrooms, en-suite facilities, garage, modern construction and the significant advantage of no onward chain, this is a superb opportunity to acquire a well-presented contemporary home in one of the area's most popular village locations.

Viewing is highly recommended to fully appreciate the space, presentation and quality of accommodation on offer.

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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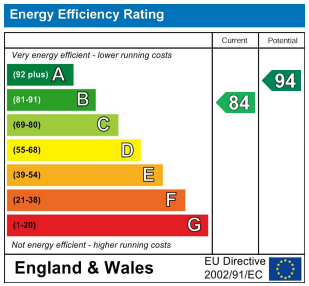

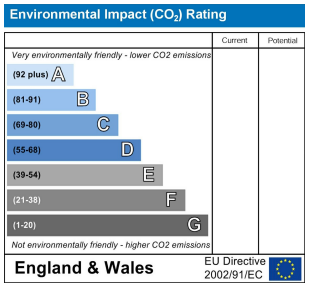

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