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1 Northall Close, Eaton Bray, Dunstable, LU6 2EB

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Guide Price £400,000

- STUNNING THREE-BEDROOM END-TERRACE HOME
- BRIGHT AND SPACIOUS ENTRANCE HALL
- BI-FOLDING DOORS LEADING TO REAR GARDEN
- TWO DOUBLE BEDROOMS AND ONE SINGLE USED AS OFFICE
- ENCLOSED FRONT AND REAR GARDENS WITH DECKING AREA
- LOCATED IN THE PICTURESQUE VILLAGE OF EATON BRAY
- OPEN-PLAN KITCHEN/DINING ROOM WITH GRANITE WORKTOPS
- SEPARATE UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- MODERN FAMILY BATHROOM
- INTERACTIVE VIRTUAL TOUR

Set within the idyllic Bedfordshire village of Eaton Bray, this beautifully presented three-bedroom end-of-terrace home offers a perfect blend of modern living and village charm.

From the moment you enter, you're welcomed by a bright and spacious entrance hall, setting the tone for the rest of the home. The generously sized lounge flows seamlessly into the heart of the property — a stunning open-plan kitchen/dining room. Featuring an extensive range of wall and base units topped with sleek granite worktops, the space is further enhanced by a matching central island, perfect for casual dining or entertaining. A suite of high-quality integrated appliances ensures both style and practicality.

Bi-folding doors open the dining area to the rear garden, creating an exceptional indoor-outdoor living space — ideal for hosting family and friends. A separate utility room provides additional storage and workspace, while a modern ground floor shower room adds further convenience.

Upstairs, the property continues to impress. There are three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom, currently utilised as a home office. A contemporary three-piece family bathroom completes the first floor.

Outside, the private rear garden is mainly laid to lawn, complemented by a decking area — perfect for outdoor dining or relaxing. A rear gate provides handy external access. To the front, the garden is also enclosed and gated, adding both charm and privacy.

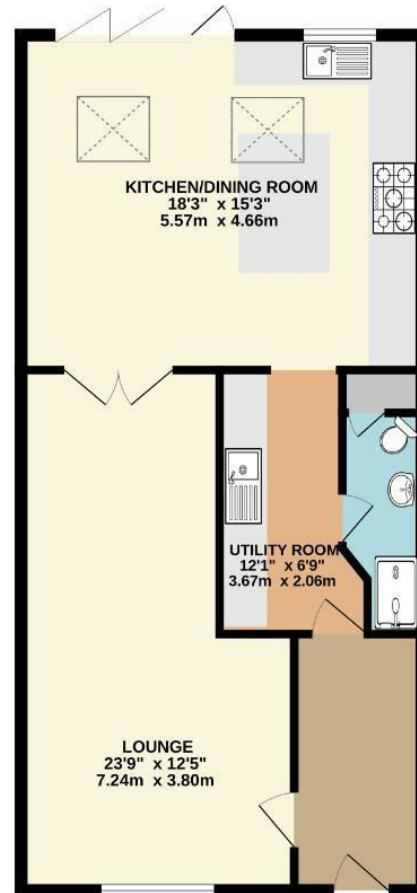
Lovingly updated and meticulously styled by the current owners, this exceptional home is ready to move into — offering stylish, practical living in a sought-after village location.

Location

Eaton Bray is surrounded by beautiful countryside and is conveniently located near the towns of Leighton Buzzard and Tring, both offering direct rail links to London Euston. The village, along with neighbouring Edlesborough, offers a range of local amenities including shops, a post office, butcher, florist, hairdresser, and several popular pubs and restaurants.

Families will appreciate the local educational options, with Eaton Bray Academy nearby and access to excellent private schooling in the surrounding area.

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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