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3 Woodside, Eaton Bray, Dunstable, LU6 2RQ

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Guide Price £650,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT LOCATION
- FLEXIBLE LIVING SPACE WITH DINING ROOM AND CONSERVATORY
- MAIN BEDROOM WITH WALK-IN SHOWER ROOM
- PRIVATE REAR GARDEN
- NO UPPER CHAIN
- LOUNGE WITH FEATURE EXPOSED BRICK FIREPLACE
- OFFICE / POTENTIAL GROUND FLOOR BEDROOM
- DOUBLE GARAGE WITH ELECTRIC DOORS AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN

This well presented four bedroom detached family home, ideally situated within a desirable and sought-after development and offered to the market with no upper chain. Having been lovingly updated by the current owners, the property successfully blends bright, sociable living spaces with more independent and flexible areas, making it perfectly suited to modern family life and comes to the market with no onward chain.

The property is entered via a welcoming entrance hall which leads through to a comfortable lounge featuring an attractive exposed brick fireplace, creating a warm and characterful focal point. The lounge leads into the dining room, which in turn has double doors opening into the refitted kitchen. This thoughtful layout allows the ground floor accommodation to be opened up to create larger, flowing spaces when required, or closed off for more defined rooms. The ground floor also benefits from a conservatory overlooking the garden, a separate utility room, a useful office which could also be used as a ground floor bedroom if needed, and a convenient downstairs cloakroom.

On the first floor, the landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own walk-in shower room, while the remaining bedrooms are served by the family bathroom.

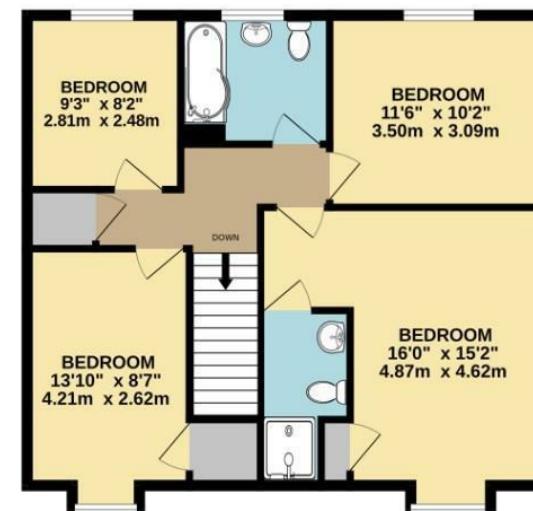
Externally, the property continues to impress. To the front, there is a driveway providing off-road parking which leads to the double garage with electric doors. To the rear, the garden offers a pleasant and private outdoor space, ideal for relaxing and entertaining.

Overall, this is a fantastic opportunity to acquire a spacious and versatile family home in a lovely setting, offered with no upper chain. An internal viewing is highly recommended to fully appreciate the space, condition and layout on offer.

GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		





