



Connells

Sallow Field
Houghton Regis Dunstable



Property Description

We are delighted to present this beautifully maintained four-bedroom mid-terrace townhouse, ideally situated within the highly sought-after new build development of Linnere, Houghton Regis.

Arranged over three floors, this spacious family home offers well-balanced accommodation and remains under new build warranty, providing buyers with peace of mind.

The ground floor comprises a welcoming entrance hallway leading to a modern integrated kitchen fitted with a range of units and appliances. To the rear, there is a bright and spacious living room, complete with French doors opening onto the garden, creating a perfect space for both relaxing and entertaining.

The first floor hosts well-proportioned bedrooms along with a modern family bathroom finished to a good standard. The standout feature of this property is the impressive top floor principal bedroom, benefiting from built-in wardrobes and a private en suite, creating a peaceful and private retreat.

Externally, the property offers a good-sized rear garden, featuring a decking area ideal for outdoor dining, alongside a laid lawn. Further benefits include a carport providing off-road

parking.

Located within close proximity to local amenities, schools, green spaces and excellent transport links, this property is ideally suited for families and professionals alike.

Offered to the market with no onward chain, early viewing is highly recommended.

Entrance Hall

Radiator, vinyl floor

Cloakroom

Vinyl floor, extractor fan, WC, wash hand basin, radiator

Lounge

Carpet, storage under the stairs, two radiators, french doors

Kitchen

Window to front aspect, integrated washing machine and dishwasher, electric oven, gas hob, cooker-hood, one and a half bowl sink and drainer, integrated fridge freezer, laminate flooring

Landing

Carpet, airing cupboard with cylinder

Bedroom Two

Window to rear aspect, carpet, radiator

Bedroom Three

Window to front aspect, radiator, carpet

Bedroom Four

Window to rear aspect, radiator, carpet

Bathroom

Laminate flooring, extractor fan, bath with shower head, WC, wash hand basin, tiled walls, radiator

Bedroom One

Loft bedroom, skylights, carpet, two radiators, built in wardrobes

En Suite

Window to front aspect, spotlights, extractor fan, double shower, wash hand basin, WC, radiator, vinyl flooring

Outside

Front Garden

Laid to lawn, patio to front door

Rear Garden

French doors to rear garden, decking, patio area

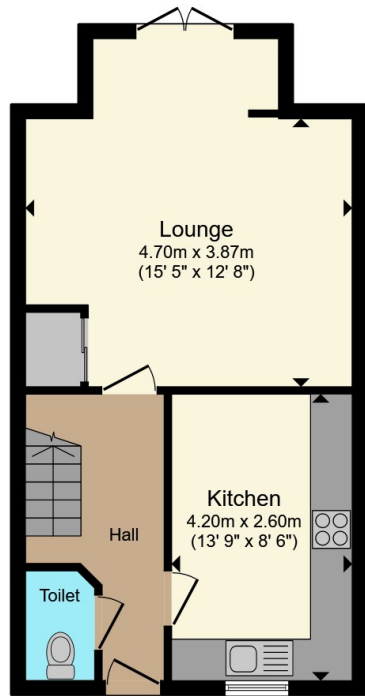
Parking

Dropped kerb, carport

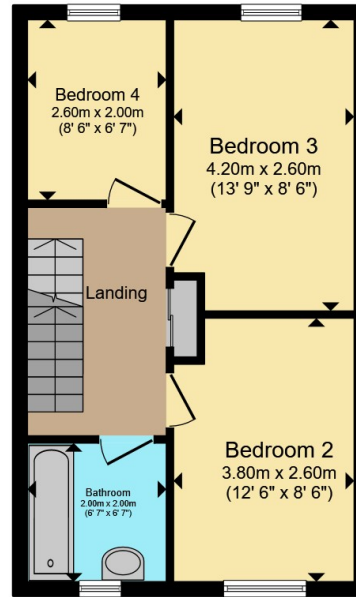




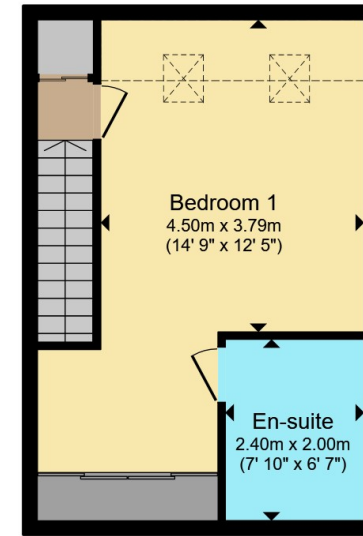




Ground Floor



First Floor



Second Floor

Total floor area 113.2 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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19 High Street North
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312522



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