



Connells

Sunnyville The Green
Houghton Regis Dunstable

Sunnyville The Green Houghton Regis Dunstable LU5 5DX

for sale
£400,000



Property Description

****THREE DOUBLE BEDROOMS* *ENSUITE*
GARAGE *1800'S BUILD* * *LOCAL M1 &
A5 LINKS***

Connells are delighted to offer a unique opportunity to own a fantastic three-bedroom semi-detached property on The Green in the popular Houghton Regis area. Built in the 1800's, this property offers a perfect blend of character and modern living. Entering the property you are greeted by an entrance hall that leads directly to a large kitchen that features plenty of worktop space and an abundance of storage in both base and floating units. The kitchen also benefits from space to fit all modern appliances. The property also boasts character features such as a bay window and original ceiling designs. To the rear of the property lies a conservatory, a perfect space for both relaxing and entertaining guests. The first floor comprises of two bedrooms, a modern family bathroom and access to the master bedroom on the second floor. Including an ensuite and plenty of storage, the master bedroom provides a unique extra space. Externally, the property benefits from both front and rear gardens, a garage and off road parking. An ideal purchase for first time buyers, upsizers and families.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Laminate flooring, radiator, storage

Lounge/ Diner

Window to front aspect, laminate flooring, radiator

Kitchen

Window to rear aspect, door to side aspect, wall and base units, one and a half bowl sink and drainer, range cooker, space for fridge freezer, space for dishwasher, space for washing machine, laminate flooring

Conservatory

Door to rear aspect, window to rear and side aspect, radiator, laminate flooring

Landing

Stairs from hall

First Floor

Bedroom Two

Window to front aspect, carpet, radiator

Bedroom Three

Window to rear aspect, built in wardrobe, carpet, radiator

Landing/Study

Window to rear aspect, storage, radiator, carpet

Bathroom

Window to front aspect, vinyl flooring, bath, shower, wash hand basin with vanity, WC, radiator

Second Floor

Into loft conversion

Bedroom One

Two windows to rear aspect, radiator, carpet, storage

En Suite

Window to side aspect, shower, wash hand basin, WC, radiator, laminate flooring

Outside

Rear Garden

Concrete tiles, laid to lawn, decking, side access, parking and garage to the rear

Garage

Electric door, window to side and rear aspect, door to side aspect, power

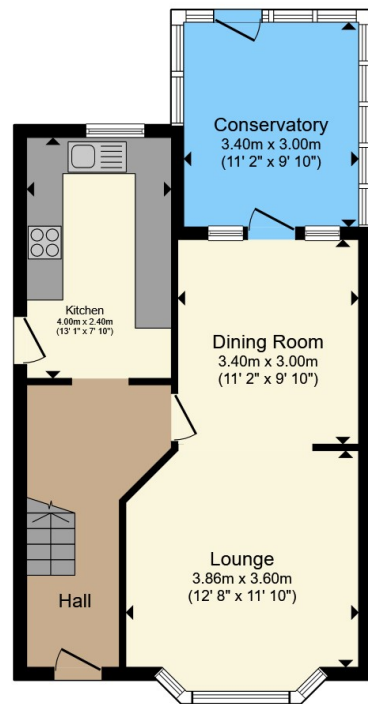
Shed

Power

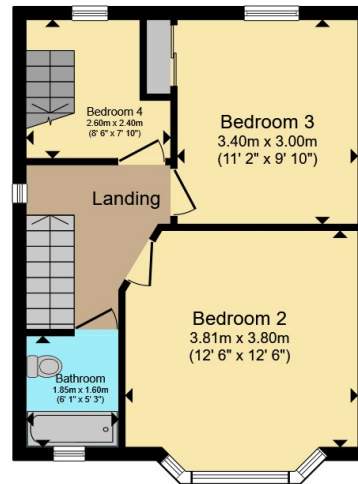




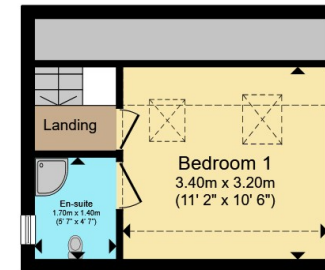




Ground Floor



First Floor



Second Floor

Total floor area 114.1 m² (1,228 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

Connells

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312576



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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