

Sundown Avenue, Dunstable, LU5 4AJ
Asking price £400,000

Sears & Co
estate & letting agents

An attractive and immaculately presented three bedroom semi detached family home, situated in this popular position on Sundown Avenue, LU5, with accommodation spanning in excess of 1000 sqft and the added benefit of air conditioning installed in the living room, dining area and three bedrooms.

The ground floor layout includes an entrance hallway, bay fronted living room, luxuriously refitted open plan kitchen/dining room and a w/c. The first floor comprises three bedrooms and a modern family bathroom fitted with a four piece suite.

Externally the property further benefits from driveway parking and a delightful, thoughtfully designed private rear/side garden.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Radiator. Under stair storage. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room
Double glazed bay window. Radiator. Wood effect flooring. Inbuilt media style storage. 'Mitsubishi' air conditioning unit.

Kitchen/Dining Room
Two double glazed windows. French double glazed doors to the rear garden. Fitted with a range of eye and base level units with concrete effect work surfaces over, also forming a breakfast bar. Integrated double oven. Integrated induction hob with extractor fan over. Integrated fridge freezer, dishwasher and tumble dryer. Space for a freestanding washing machine.One and a half bowl sink with drainer unit and mixer tap. Recessed down lighting. Radiator. Wood effect flooring. 'Mitsubishi' air conditioning unit. Access to the w/c.

W/C
Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls.

First Floor Landing
Double glazed window. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom
Double glazed bay window. Radiator. Wood effect flooring. 'Mitsubishi' air conditioning unit. Built in wardrobes.

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Double glazed bay window. Radiator. Wood effect flooring. 'Mitsubishi' air conditioning unit. Built in wardrobes.

Bedroom
Double glazed window. Radiator. Wood effect flooring. 'Mitsubishi' air conditioning unit. Built in storage cupboard.

Family Bathroom
Two double glazed windows. Fitted with a four piece suite to include a freestanding bath, shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Recessed down lighting.

To The Front/Side
An area of block paving providing driveway parking. Storm porch leading to the front door.

To The Rear/Side
An area of garden arranged with areas of patio, block paving and pet friendly artificial lawn. Raised planted borders. Enclosed by timber panel fencing, planting and hedging. Outside tap.

Buyer Information
Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







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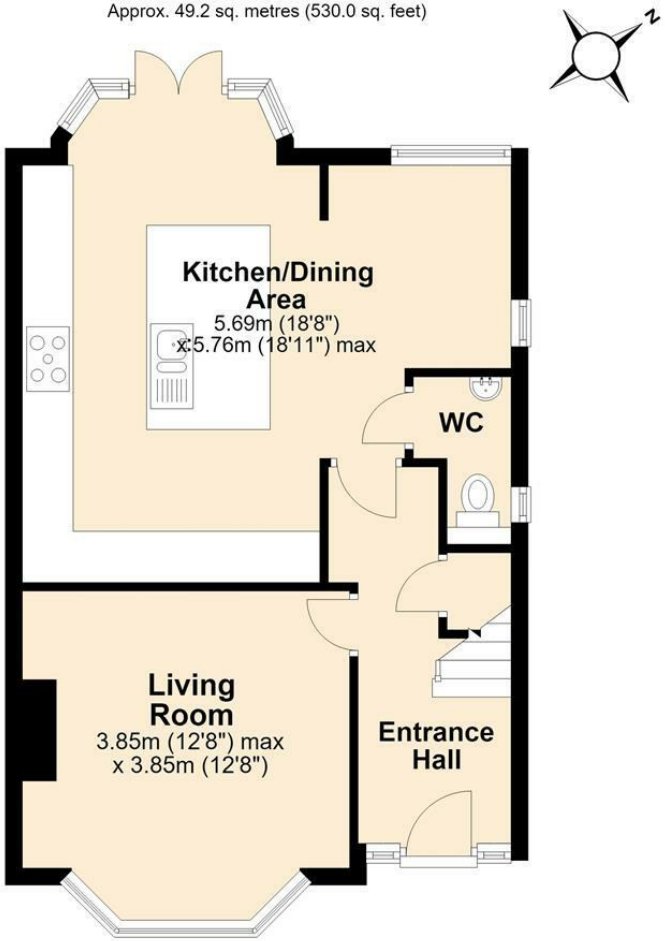
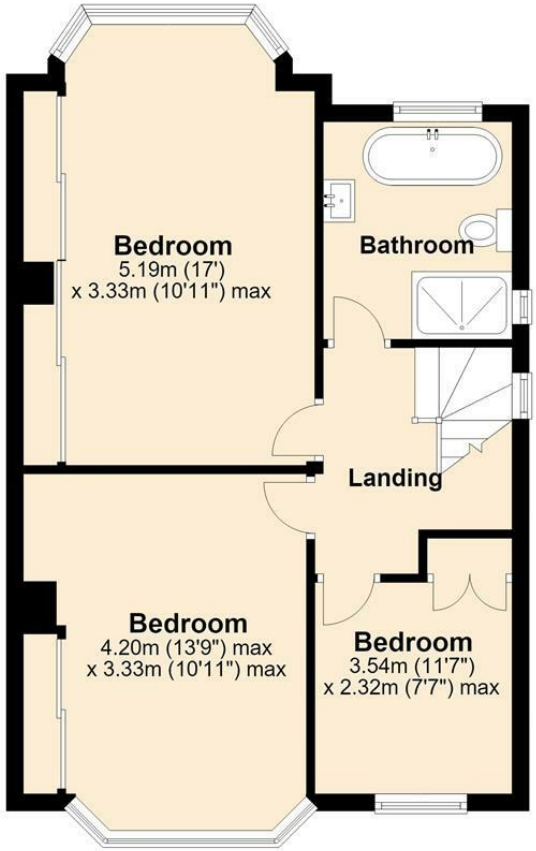
Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor

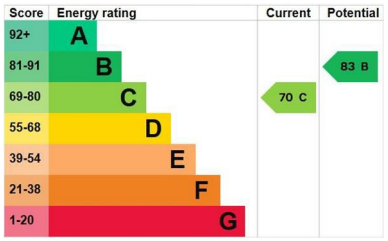
Approx. 48.9 sq. metres (526.4 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.



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