



## YE Olde Dairy Poynters Road, Dunstable, LU5 4SL

**Offers In The Region Of £650,000**

Situated in East Dunstable, this fantastically presented 4 bedroom detached house is located on its own quiet, private road meaning it is ideal for families as the road gives a very neighbourly feel.

Old Dairy Court features only a handful of houses down a secluded, set back private road overlooking beautiful fields. Close to local amenities, schools and fantastic transport links including bus routed to Luton and also nearby to the M1.

The ground floor features an extended kitchen with open plan style dining area, utility room, WC, double garage with utility, family living room and a conservatory overlooking the rear garden.

The first floor comprises three double bedrooms, one single bedroom, family bathroom and an ensuite off the master bedroom.

The property offers huge potential to extend, with potential for a double storey side extension over the garages (STPP).

For viewings, please don't hesitate to get in contact on - 01582 485531

**Exterior**



Off street parking, electric car charging point

**Kitchen 18'7" x 18'8" (5.67 x 5.69)**



Range of wall and base units, stainless steel sink with drainer board and mixer tap, gas cooker with extractor hood, integrated undercounter fridge and dishwasher, windows to front aspect, wood effect flooring

**Kitchen Alternate View 18'7" x 18'8" (5.67 x 5.69)**



**Dining Room 9'6" x 11'1" (2.92 x 3.38)**



Wood effect flooring

**Utility Room 5'4" x 5'2" (1.65 x 1.59)**



Range of wall and base units, plumbed for hot and cold water, door to side aspect leading to side access

**Reception 18'7" x 10'6" (5.67 x 3.22)**



Wood effect flooring, window and sliding doors to rear aspect

**Reception Alternate View 18'7" x 10'6" (5.67 x 3.22)**



**Conservatory 10'9" x 13'3" (3.28 x 4.04)**



Wood effect flooring

**Downstairs W/C 5'4" x 3'7" (1.65 x 1.11)**



Low level W/C wall attached pedestal sink with separate taps, window to side aspect, fully tiled

**Bedroom Three 9'6" x 11'9" (2.92 x 3.59)**



Laid to carpet and window to rear aspect

**Bedroom One 8'7" x 11'10" (2.64 x 3.63)**



Laid to carpet, window to front aspect built in storage

**Bedroom Four 9'0" x 7'7" (2.76 x 2.33)**



Laid to carpet and window to rear aspect

**En-suite 5'0" x 6'5" (1.53 x 1.98)**



Walk in corner shower, low level W/C, wall attached pedestal sink with separate taps, frosted window to side aspect, tiled flooring

**Family Bathroom 5'0" x 5'8" (1.53 x 1.73)**



Panelled bath with shower attachment and mixer tap, low level W/C, wall attached pedestal sink with separate taps

**Bedroom Two 7'10" x 11'10" (2.39 x 3.63)**



Laid to carpet and window to front aspect

**Double Garage**



**Garage Utility 9'4" x 7'6" (2.86 x 2.30)**

Range of wall and base units

**Garden 17'7" x 19'3" (5.37 x 5.87)**



Mainly paved and partially laid to lawn

**Garden Alternate View**

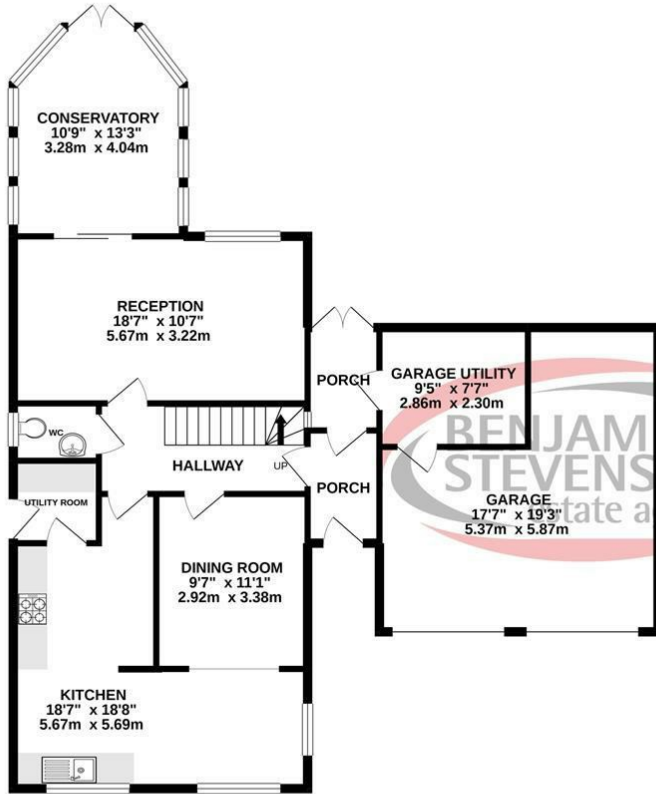


**Rear Aspect**

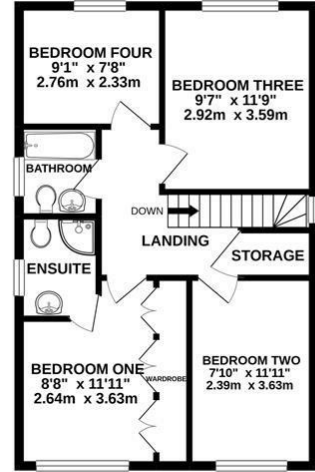


# Floor Plan

GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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