



**BENJAMIN
STEVENS.**
estate agents



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



Laid to carpet, window to front aspect built in storage

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

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



Laid to carpet and window to front aspect

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



Laid to carpet and window to rear aspect

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



Laid to carpet and window to rear aspect

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

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

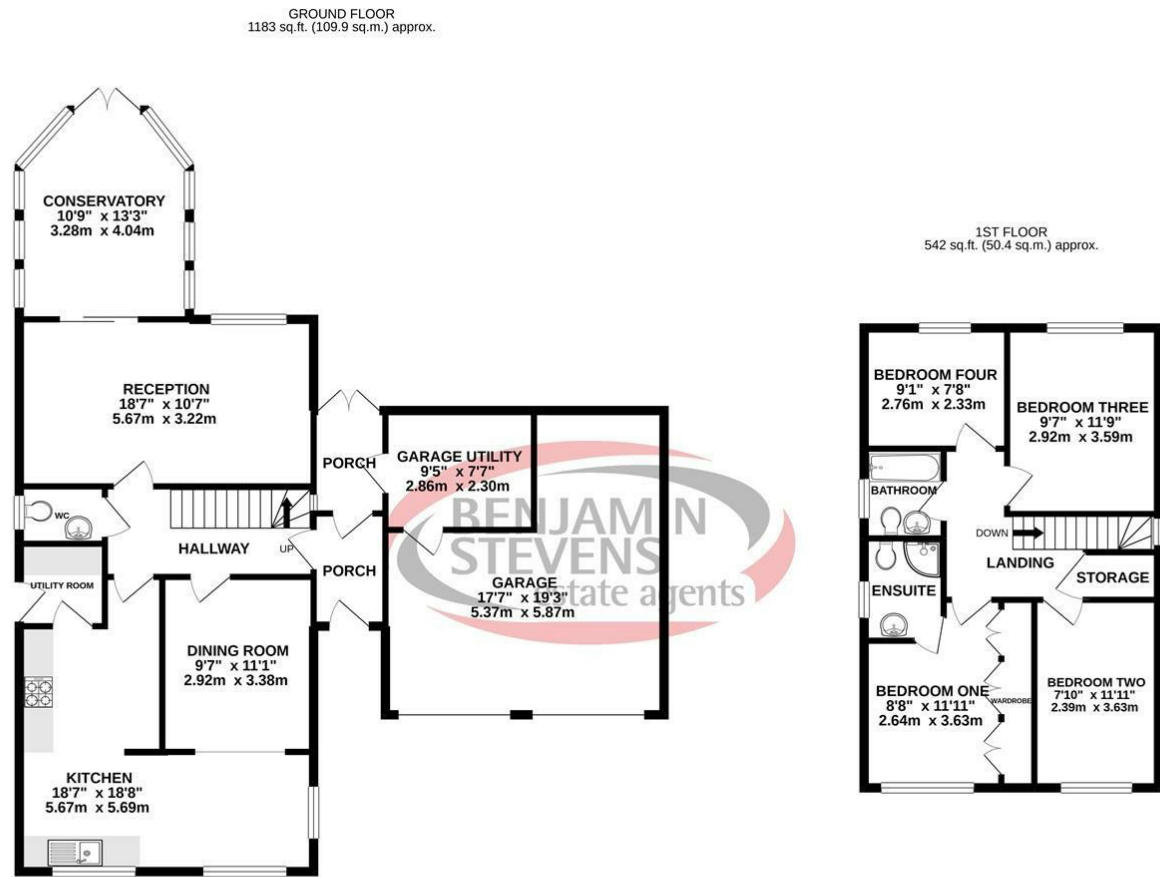
Garden Alternate View



Rear Aspect



Floor Plan



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

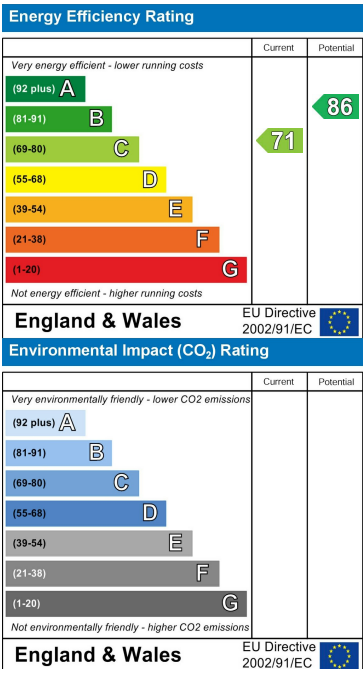
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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