



Friars Walk

Dunstable | Bedfordshire | LU6 3JA

FINE & COUNTRY





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An exceptional four bedroom detached family home presented to a high standard with potential to extend further (STP), situated within a highly sought after location in the market town of Dunstable, Bedfordshire.

Nestled along the highly regarded road of Friars Walk in south/west Dunstable this beautifully presented and well located four bedroom detached family home boasts over 2400 sq. ft of spacious accommodation. This immaculate family home features an impressive open plan kitchen/dining/family room with bi-fold doors opening onto a large landscaped rear garden, a delightful dual aspect sitting room, four spacious bedrooms including an en suite master to the ground floor, a separate groundfloor shower room, and a family bathroom to the first floor. The property also offers excellent potential to extend further by creating additional living accommodation to the first floor as well as converting the loft space, subject to the necessary planning consents. Friars Walk is within short walking distance to the market town of Dunstable and offers an extensive array of local amenities nearby for all generations, and is also in close proximity to outstanding schooling nearby. Dunstable also offers excellent transport links to London nearby with the M1 Junction 11 approximately 2.5 miles away, and an efficient rail service from Luton Parkway to St. Pancras in under 30 minutes, making it an ideal location to commute to the capital or exploring the wider area.

Upon entry you are welcomed by a light and airy entrance hall connecting to a dual aspect sitting room, open plan kitchen/dining/family room, and a groundfloor master suite. The dual aspect sitting room boasts over 27ft. in length featuring an open fire place and views to the rear garden, and provides an ideal space to cosy up with loved ones. The open plan kitchen/dining/family room to the rear of the property reaches over 31 ft. in length with the kitchen fitted with a range of base and wall mounted units, Quartz roll top surfaces, integral Neff appliances and underfloor heating. Adjacent to the kitchen area is a separate utility room with space for white goods. The dining/family which can also be accessed via double doors from the sitting room, and is the perfect setting to enjoy social and formal gatherings with bi-folding doors opening onto the private landscaped rear garden creating the ideal hybrid of indoor/outdoor living. Adjacent to the entrance hall is a large master bedroom with the added benefit of a refitted four piece en suite comprising of floor to ceiling tiles, low level W.C, vanity wash hand basin with storage under, panelled jacuzzi style bath, and a separate shower cubicle. The groundfloor is completed with a separate tiled floor to ceiling shower room.

Stairs from the entrance hall rise to a spacious first floor landing, and leads to three further bedrooms, a refitted family bathroom, and ample eaves storage. The second and third bedrooms are both generous sized double bedrooms, whilst third bedroom enjoys over the private rear garden. The dual aspect fourth bedroom is a good sized single bedroom with fitted storage for convenience, and also serves as an ideal study/hobby room. The high standard finished family bathroom features floor to ceiling tiles, low level W.C, vanity wash hand basin with storage under, a separate walk-in shower cubicle, and a free standing bath can be enjoyed for relaxation and to unwind. From the first floor landing, access leads to spacious eaves storage, and offers great opportunity to convert to an additional bedroom, along with excellent potential to extend above the garage for further accommodation to the first floor, subject to planning approval. A loft hatch from the vast landing area is accessed via a pull down ladder providing ample storage within the loft, as well as further potential for conversion to create an impressive second floor master suite with dressing area, subject to planning consents.





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The family home is approached via a block paved crescent driveway with a brick walled boundary to the front and leads to the main entrance and side gated access to the rear garden. The driveway provides off road parking for multiple vehicles, and leads to a good sized single garage with power and lighting for convenience. Bi-folding doors from the open plan kitchen/dining/family area opens out onto a spacious patio area and is the ideal space to enjoy al-fresco dining with friends and family, or to enjoy peaceful views over the generous sized private garden. Steps rise to the lawned rear garden with a feature half height wall across the width of the garden and fenced boundaries. Within the garden, further steps rise to a second tiered section of garden towards the rear and leads to a designated children's play area. Situated at the back of the garden is the recent addition of a timber detached outbuilding benefiting from power, lighting and internet connections, and serves as the perfect space to work from home, an exercising gym, or an ideal hobby/craft room to enjoy within a tranquil environment.

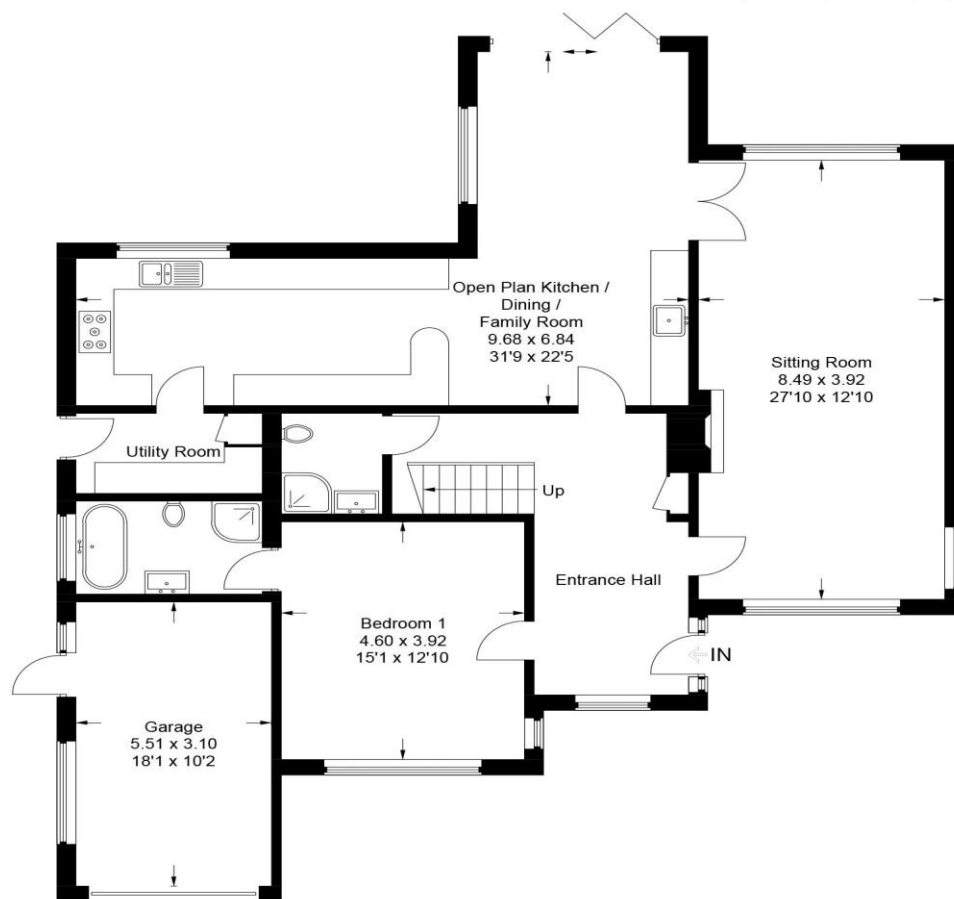
- Impressive Four Bedroom Detached Family Home
- Potential to Extend Further (Subject to Planning)
- Spacious Open Plan Kitchen/Dining/Family Room
- Dual Aspect Sitting Room Reaching Over 27ft.
- Master En Suite & Three Further Bedrooms
- Three Fully Refitted Bath/Shower Suites
- Large Rear Garden & Detached Home Office
- Garage & Driveway for Multiple Vehicles
- Walking Distance to Local Amenities
- Excellent Transport Links to London Nearby

Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating: Band C
- Council Tax: Band G
- Local Authority: Central Bedfordshire Council



Approximate Gross Internal Area
 Ground Floor = 128.9 sq m / 1,387 sq ft
 First Floor = 81.2 sq m / 874 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 227.3 sq m / 2,446 sq ft (Including Eaves Storage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Tel 01582 793116

Fine & Country Redbourn 51 High Street, Redbourn AL3 7LW

