



**Badgers Gate
Dunstable
Bedfordshire
LU6 2BF**

Offers In Excess Of £582,000

bettermove

Badgers Gate

Dunstable

Bettermove are proud to present this 5 bedroom detached house in Dunstable available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is G.

The interior of this well presented property comprises a spacious living room, open plan fitted kitchen and dining area, utility room, downstairs WC with ample storage throughout on the ground floor. The first floor consists of 4 bedrooms, 2 of which with built in wardrobes, the family bathroom and an ensuite bathroom. The second floor hosts the master bedroom with fitted wardrobes and an ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Dunstable the property is situated in the most exclusive development and is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A5, Leagrave Train Station, Leighton Buzzard Train Station and many local bus routes providing easy access to the centre of Milton Keynes and London in around 30 minutes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor



Top Floor

Badgers Gate

Total : 173.8 sq.m. (1,871 sq.ft.) approx

This floor plan has been prepared by a professional draughtsman 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).
 Net floor area 169.5 sq.m. (1,824 sq.ft.)
 Garage/Store 4.3 sq.m. (46 sq.ft.)
 Plan produced for Sold.co.uk. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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