



# Hawkfields, Luton, Bedfordshire. LU2 7NW

- FOUR BEDROOM DETACHED HOUSE
- GARAGE AND DRIVEWAY
- LANDSCAPED GARDENS
- EN-SUITE SHOWER ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- THREE RECEPTION ROOMS
- BUSHMEAD LOCATION



## PROPERTY DESCRIPTION

\*\*\*Guide Price £500.00 - £525.00\*\*\*

This fantastic four bedroom detached home is located in the sought after Bushmead area of Luton. A very spacious property in fantastic condition; the property comprises an entrance hall, downstairs cloakroom, three versatile reception rooms, kitchen, utility, first floor landing, four bedrooms which includes a master bedroom with an en-suite and family bathroom.

The front of the house benefits from a garage, driveway and lawn garden and the rear garden is beautifully landscaped.

Hawkfields is in the popular LU2 area, close to good schools and shops with easy access to transport links.

Local Shop - 0.2 miles

Bushmead Primary School - 0.6 miles

Sainsbury's - 1.5 miles

Luton Airport - 3.9 miles



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALL

Stairs leading to the first floor with storage area underneath. Window to the side aspects. Radiator.

### DOWNSTAIRS CLOAKROOM

Low level WC with enclosed cistern and vanity wash hand basin providing storage. Radiator.

### FAMILY ROOM

5.41m x 3.3m (17' 9" x 10' 10")

The room is currently used a dual use room with a dining area and also a social area. Window to front aspect. Radiator. Gas Fireplace. Double doors leading to lounge.

### LOUNGE

3.2m x 4.37m (10' 6" x 14' 4")

Double glazed window to rear and side aspect. Two double glazed velux style windows to rear. Double glazed patio doors to rear garden. Radiator.

### RECEPTION 3/ OFFICE

2.72m x 3.02m (8' 11" x 9' 11")

This versatile 3rd reception room is currently used a office, however could be used a dining room, playroom or 5th bedroom, Double glazed window to front aspect. Radiator.

### KITCHEN

2.59m x 3.3m (8' 6" x 10' 10")

Range of wall and base units with worksurface over, integrated fridge and dishwasher oven and gas hob. Radiator. Window to rear aspect. Door into Utility Room.

### UTILITY ROOM

2.08m x 2.23m (6' 10" x 7' 4")

Wall and base units with worksurface over and sink. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted boiler. Door into garage. Door to rear garden.

## FIRST FLOOR

### LANDING

Doors to all Bedrooms and Bathrooms. Access to the loft space via a hatch.

### BEDROOM

2.99m x 3.93m (9' 10" x 12' 11")

Double bedroom with window to front aspect and fitted wardrobes. Radiator. Door to en-suite.

### EN-SUITE

Fully tiled with three piece suite consisting of low level WC, vanity wash hand basin and shower cubicle with power shower. Heated towel rail. Window to front aspect.

### BEDROOM

3.02m x 3.38m (9' 11" x 11' 1")

Double bedroom with window to front aspect. Radiator.

### BEDROOM

2.49m x 2.31m (8' 2" x 7' 7")

Window to rear aspect. Radiator.

### BEDROOM

2.34m x 3.02m (7' 8" x 9' 11")

Window to rear aspect. Radiator.

### FAMILY BATHROOM

Three piece suite consisting of side panel bath with shower attachment and glass shower screen, low level WC, wash hand basin. Radiator. Window to rear aspect.

## EXTERIOR

### GARAGE

Accessible via an up and over door from the front and door from the utility room.

### DRIVEWAY AND FRONT GARDEN

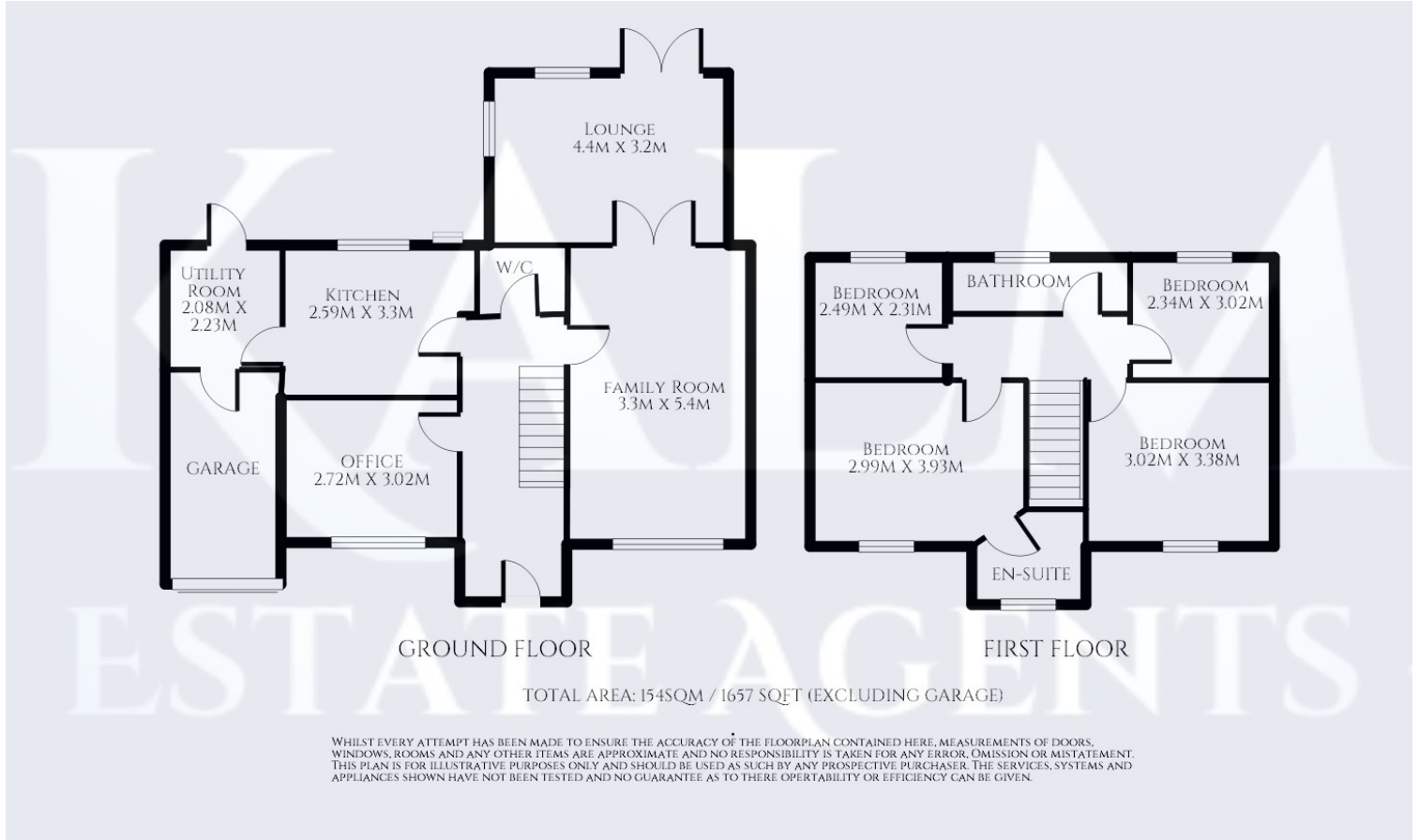
Driveway for one car with a large lawn area and potential to create further off street parking.

### REAR GARDEN

South-Easterly facing rear garden has been landscaped and beautifully maintained with a large lawn area surrounded by mature shrubs and bushes. A patio by the house also provides a perfect entertaining/BBQ area. Side Access.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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