



6 Rosedale Close  
SUNDON PARK Bedfordshire  
LU3 3AP

£152,500

Quick Reference: 3271469



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# A three bedroom terraced property with parking at the front, garage en bloc and refitted shower room.

- Entrance porch
- 15' living room
- Kitchen/ Diner
- Three bedrooms
- Refitted shower room
- Enclosed rear garden
- Off road parking to front
- Garage en bloc

## GROUND FLOOR

**Entrance** UPVc double glazed door into;

**Entrance Porch** Obscured glazed windows. Meter cupboards. Obscured glazed door into;

**Living Room** 15' 9" x 15' 7" (4.80m x 4.75m) UPVc double glazed bay effect window to front aspect. Wall mounted radiator. Stairs leading to first floor accommodation with storage space underneath. Glazed door leading into;

**Kitchen/ Diner** 16' 2" x 8' 10" (4.93m x 2.69m) Two UPVc double glazed window to rear aspect looking out onto rear garden. Fitted range of eye and base level unit providing ample work surface area above. Plumbing and space for washing machine. Space for oven. Two wall mounted radiators. Stainless steel sink and drainer with mixer tap above. Space for fridge freezer. UPVc double glazed door leading to rear garden.

## FIRST FLOOR

**Landing** Doors into all bedrooms and shower room. Access to loft space via hatch in ceiling. Door into over stair storage cupboard.

**Bedroom One** 10' 5" x 9' 9" (3.18m x 2.97m) Range of fitted wardrobes. Wall mounted radiator. UPVc double glazed to rear aspect looking out onto rear garden.

**Bedroom Two** 12' 1" x 7' 10" (3.68m x 2.39m) plus recess. Wall mounted radiator. UPVc double glazed window to front aspect looking out onto parking area.

**Bedroom Three** 7' 9" x 7' 9" (2.36m x 2.36m) Wall mounted radiator. UPVc double glazed window to front

aspect looking out onto parking.

**Shower Room** Refitted suite comprising low level WC. Wash hand basin with mixer tap above and vanity unit underneath. Walk in corner shower cubicle. Wall mounted heated chrome towel rail. Fully tiled walls. UPVc double glazed window to rear aspect.

## OUTSIDE

**Outside Front** Mainly block paved giving off road parking for vehicles and also giving pedestrian access to front door.

**Outside Rear** Mainly laid to lawn with step in stone path leading to paved seating area. Fully enclosed by timber fencing. Plant and shrub borders.

**Garage** Single garage en bloc within close attendance.

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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