



Town & Country

44a Moor End, Eaton Bray

Offers Over £550,000



44a Moor End

Eaton Bray, Dunstable

- Hidden Gem - More Than Meets The Eye
- Two Bedroom Character Cottage Located In The Heart Of Eaton Bray
- Living Room With (Decorative Only) Feature Fireplace
- Modern Fitted Kitchen / Breakfast Room With Island and Quartz Worktops
- Cosy Snug With Patio Doors To The Garden
- Two Double Bedrooms One with a Full Bathroom and the other with a Wet Room
- Double Garage
- Fabulous Garden - Ideal for Keen Gardeners
- Two Driveways With Parking For Multiple Vehicles
- Located Close to Local Amenities in Eaton Bray & Edlesborough.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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A hidden gem - more than meets the eye! Nestled in the heart of Eaton Bray, this quirky and utterly charming hidden gem, is a two bedroom character cottage - offering more than meets the eye; seamlessly blending period features with modern comforts, offering an inviting and versatile living space. The property opens into a welcoming living room, complete with a striking decorative feature fireplace, perfect for relaxing evenings. The modern fitted kitchen and breakfast room boasts a central island and elegant quartz worktops, providing both practicality and style for keen cooks and entertainers alike. Adjacent to the kitchen, a cosy snug with patio doors leads directly to the garden, ideal for keen gardeners and creating a wonderful indoor-outdoor flow ideal for summer gatherings or quiet mornings with a coffee. Both double bedrooms are generously proportioned and one benefits from a full bathroom, and the other a wet room, ensuring privacy and convenience for residents and guests. Additional features include a double garage, two separate driveways with ample parking for multiple vehicles.

Outside, the property is complemented by a fabulous garden that provides a tranquil retreat from the bustle of daily life. Beautifully landscaped, the garden offers a mix of lush lawns, mature planting, and a spacious patio area that is ideal for al fresco dining or entertaining friends and family. The double garage with electric door and storage in the loft. The two driveways (one with electric gate) with not only provide practical parking solutions and turning space but also add to the overall sense of space and accessibility. Additional land available via separate negotiation. Full alarm system with front and rear cameras.



Ground Floor
Approx. 84.3 sq. metres (906.9 sq. feet)
(including Garage)



First Floor
Approx. 26.2 sq. metres (282.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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