



Town & Country

4 Adstone Road, Caddington

Guide Price £565,000



4 Adstone Road

Caddington, Luton

- Immaculately Presented Four Bedroom Semi Detached Home
- Fantastic Location within Walking Distance Of Village School
- Entrance Hallway with Ground Floor Cloakroom
- Large Family Lounge with Under Floor Heating and Vaulted Ceiling
- Beautiful Fitted Kitchen With Breakfast Room and Utility Room
- Separate Snug Lounge
- Four Double Bedrooms
- Great Sized Plot with a Lovely Rear Garden
- Driveway Parking and Garage

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Caddington, Luton

This immaculately presented four bedroom semi detached home is situated in a fantastic location within easy walking distance of the village school, making it an ideal choice for families seeking both comfort and convenience. Upon entering the property, you are welcomed by a spacious entrance hallway which includes a practical ground floor cloakroom, perfect for guests and family alike.

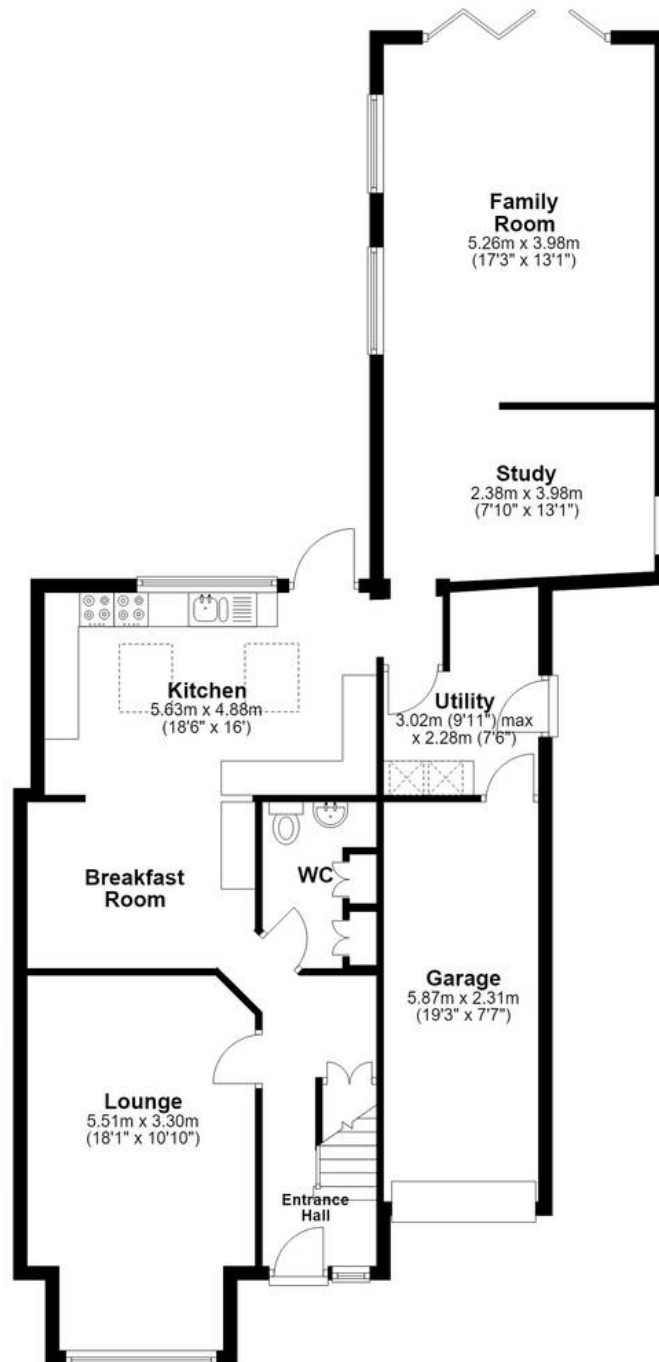
The large family lounge is a true highlight, featuring under floor heating and a striking vaulted ceiling that creates a sense of space and warmth, making it the perfect spot for relaxing or entertaining, there's also a study space that's fantastic to run a business from home. The beautifully fitted kitchen is equipped with modern appliances and offers ample space for a breakfast area, while a separate utility room provides additional convenience for busy households. For those seeking a quiet retreat, there is a separate snug lounge that can be used as a playroom, second lounge or simply a cosy space to unwind.

Upstairs, you will find four generously sized double bedrooms, each offering plenty of space for storage and personalisation, making them suitable for both children and adults. The family bathroom is well appointed and finished to a high standard, ensuring comfort and functionality for all. Additional benefits of this impressive property include driveway parking for multiple vehicles and a garage, providing secure storage and further practicality. The house is set on a great sized plot, offering a sense of privacy and space that is rarely found in such a convenient location. With its thoughtful layout, contemporary finishes, and desirable setting close to local amenities and transport links, this exceptional home is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the quality and space



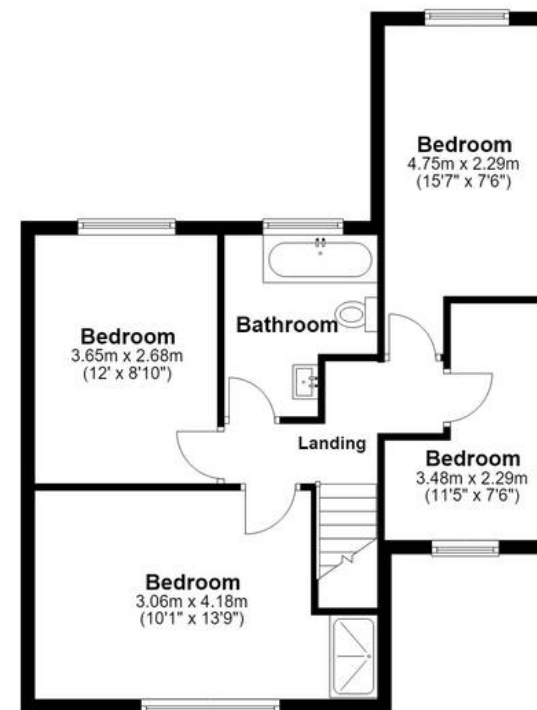
Ground Floor

Approx. 105.6 sq. metres (1136.6 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 157.6 sq. metres (1696.6 sq. feet)