



# MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - Offers in Excess of £475,000

Rusper Green, County View, Luton, Bedfordshire, LU2 8RS



## KEY FEATURES:

- CHARMING BOVIS BUILT DETACHED HOME
- THREE WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH REFITTED ENSUITE
- EXTENDED TO THE REAR
- DECORATED TO A CONTEMPORARY THEME
- REFITTED BATHROOM SUITE
- PARTIALLY CONVERTED GARAGE
- WALKING DISTANCE TO OPEN COUNTRYSIDE

## Description

MANTONS ESTATE AGENTS are delighted to present for sale this truly exceptional 'Bovis' built three/four bedroom extended detached family home, nestled in a peaceful cul-de-sac on the popular County View development.

This impressive property has been thoughtfully extended to the rear, providing additional dining room, whilst the partially converted garage offers versatile use, currently serving as a study, an ideal 'working-from-home' space, but could easily be adapted as a playroom or an additional bedroom, complete with underfloor heating, perfect for a large or growing family.

The home is beautifully decorated with a contemporary theme throughout, stylish fixtures & fittings, smooth ceilings in select rooms, modern floor coverings & replacement double glazing.

The accommodation in brief comprises: an inviting entrance hall with stairs leading to the first floor, fitted cloakroom, spacious living room with a modern feature fireplace & double doors that open to the dining room, which benefits from access to a lovely garden patio area. The spacious fitted kitchen includes an integrated dishwasher & there's a separate utility room for added convenience. On the first floor, you'll find a refitted bathroom suite & three generous bedrooms, all with fitted wardrobes. The master bedroom boasts a recently refitted stylish en-suite shower room, featuring a 'Mira' electric walk-in double shower.

Additional features include gas central heating, secluded rear garden with a generous patio area, gated side access & a block-paved driveway providing ample off-road parking. Part of the garage remains intact, equipped with power, lighting & an up & over door, perfect for storage.

For more information or to arrange a viewing, please contact Mantons Estate Agents today.

Rusper Green is a charming, small close comprised exclusively of detached properties, situated within the highly sought-after 'County View' development. This popular housing estate, constructed in the late 1980s, continues to be as desirable today as when it was first built.

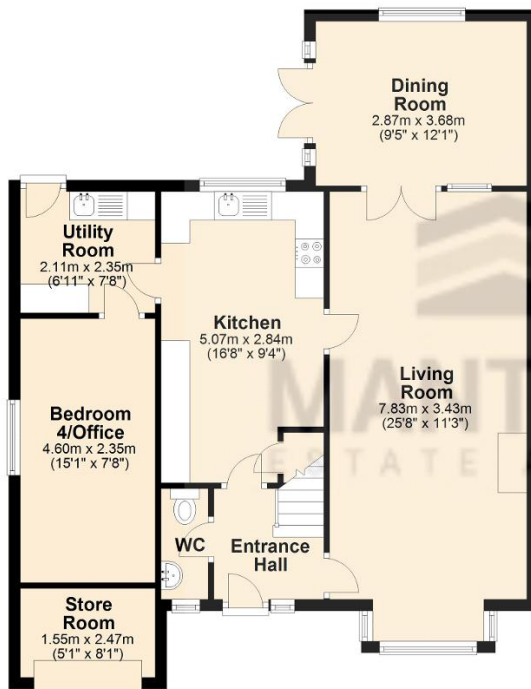
Residents enjoy convenient access to a range of amenities, including an Asda supermarket, doctors, dentist, public house & regular bus routes. For those commuting or traveling further afield, Junction 10 of the M1, London Luton Airport & Parkway ThamesLink train station are all in close proximity.

Families will appreciate the excellent school catchments, with Someries Primary & Putteridge High both serving the area.



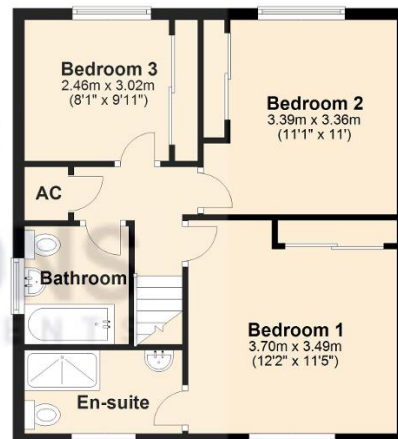
### Ground Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



### First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 123.0 sq. metres (1324.3 sq. feet)