



# MANTONS

ESTATE AGENTS

4 Bedroom Semi-Detached for Sale - £475,000

Ventnor Gardens, Luton, Bedfordshire, LU3 3SL



## KEY FEATURES:

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- VASTLY EXTENDED & IMPROVED
- FOUR WELL PROPORTIONED BEDROOMS
- STUNNING KITCHEN/DINER & UTILITY ROOM
- LIVING ROOM & SITTING ROOM
- EN SUITE TO MASTER BEDROOM
- CLOAKROOM & FAMILY BATHROOM
- EASY ACCESS TO THAMESLINK TRAIN STATION

## Description

MANTONS ESTATE AGENTS are thrilled to present this stunning & extensively extended four bedroom semi detached family home, nestled in the sought-after Bramingham development. Offering over 1300 sq. ft. of beautifully modern living space, this property is ideal for a large or growing family.

Immaculately decorated with contemporary finishes, stylish fixtures & a seamless flow throughout, this home has been thoughtfully extended to the rear & side, creating a superb open-plan kitchen/diner, complete with a utility room & cloakroom. The ground floor also features a separate sitting room & office with under floor heating, whilst the first floor benefits from an additional spacious master bedroom with an en suite shower room.

Occupying a generous plot, the property boasts a private rear garden, complete with a games room, workshop & an oversized garage with an additional store room.

The ground floor layout consists of an entrance hall with stairs leading to the first floor, a spacious living room. The heart of the home is an impressive 18ft open-plan kitchen/diner equipped with ample units, counter space & integrated appliances. Separate utility room & a refitted cloakroom. The sitting room, with bi-fold doors, opens to the rear garden, offering an ideal space for both relaxation & entertaining. An office completes the ground floor. On the first floor, there are four well-proportioned bedrooms & a refitted family bathroom suite. The master bedroom features an en suite shower room.

Additional benefits include double glazed windows & doors, gas central heating via a combination boiler & a private rear & side garden with a paved patio & side access. A block-paved driveway leads to the larger-than-average garage.

Viewings are highly recommended to fully appreciate the attributes this exceptional property has to offer. Contact Mantons Estate Agents for more information.

Situated in the desirable Bramingham development in North Luton, Ventnor Gardens offers easy access to all local amenities, including convenience stores, a pharmacy, doctors & nearby bus routes. Commuters will appreciate Leagrave ThamesLink train station being just 1 mile away, along with convenient access to both Junction 11 & 11a of the M1 motorway.

Families will benefit from being within the catchment area for Waulud Primary School & Lea Manor High School. This location combines convenience with excellent transport links, making it ideal for families & professionals alike.

