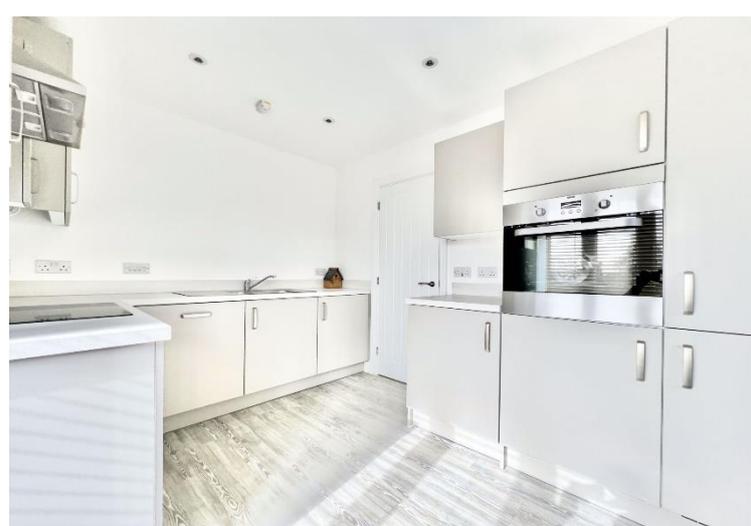




Osier Grove, Houghton Regis, Dunstable, Bedfordshire, LU5 7AB  
Price £425,000 Freehold



Welcome to Osier Grove, nestled within the thriving community of Houghton Regis, situated in the highly desirable Linmere site.



# Osier Grove

Houghton Regis, LU5 7AB



- Four bedroom end of terrace
- NHBC warranty still in place
- Off road parking
- En suite to master bedroom
- Fully fitted kitchen
- Ground floor cloakroom
- Chain free



Welcome to Osier Grove, nestled within the thriving community of Houghton Regis, situated in the highly desirable Linmere site. This contemporary new build, completed in 2022, presents an immaculate opportunity for discerning buyers. Offered chain-free, this residence retains its pristine condition, radiating the allure of a brand-new home.

Spread across three meticulously designed floors, this property offers four bedrooms, catering to families seeking both space and modern elegance. Upon entry, you're greeted by an ambiance of sophistication and freshness, echoing the allure of contemporary living.

The ground floor boasts a well-arranged layout, featuring a spacious living area ideal for hosting gatherings or simply unwinding. A convenient downstairs WC enhances the practicality of the home, catering to the demands of modern lifestyles. A spacious kitchen / diner offers a fully fitted kitchen with modern appliances.

Venture to the upper levels, where serene retreats await. The master bedroom, occupying a prominent position, boasts an en suite bathroom, providing a luxurious haven for relaxation and privacy. Three additional bedrooms offer comfortable accommodation, each adorned with natural light and tranquil vibes.

Throughout the residence, meticulous attention to detail is evident, with modern finishes and premium fixtures accentuating the overall aesthetic appeal. The sleek design elements harmonise effortlessly with the functional aspects, ensuring a living environment that is both visually striking and conducive to everyday life.

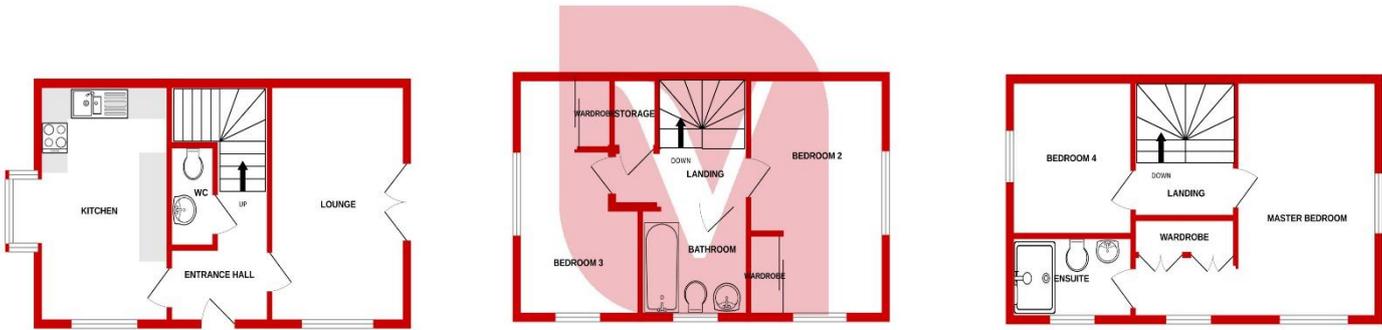
Externally, the property benefits from its location within the Linmere site, offering access to a plethora of amenities and green spaces, perfect for leisurely strolls or outdoor activities.

In summary, Osier Grove is offering a harmonious fusion of style, comfort, and convenience. Whether you seek a family home or an investment opportunity, this impeccable residence is poised to exceed your expectations. Seize the opportunity to make this exceptional property your own and experience the pinnacle of contemporary suburban living in Houghton Regis.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



venture  
RESIDENTIAL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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