



Catesby Green, Luton, Bedfordshire, LU3 4DP

Price £425,000 Freehold



Nestled within the peaceful and sought-after cul-de-sac of Catesby Green in Luton's LU3 area, this three-bedroom detached family home is an ideal opportunity for those looking to settle into a well-established residential estate.



Catesby Green

Luton, LU3 4DP



- Three bedroom detached
- Off road parking for two cars with potential for more
- Cul-de-sac location
- No complications of on onward chain
- Garage
- En-suite to master bedroom
- Extended kitchen
- Downstairs WC
- Located by primary and secondary schools



Nestled within the peaceful and sought-after cul-de-sac of Catesby Green in Luton's LU3 area, this three-bedroom detached family home is an ideal opportunity for those looking to settle into a well-established residential estate. Brought to the market with no onward chain, this property offers a smooth and stress-free buying process, perfect for first-time buyers, upsizers or investors seeking a home with excellent potential.

The property is positioned in a quiet and family-friendly location, surrounded by similar attractive homes and a welcoming community atmosphere. Although the house would benefit from some minor updating, it presents a fantastic canvas for a new owner to modernise and add their own personal touch, with plenty of space already in place and further scope to extend (subject to the usual planning permissions).

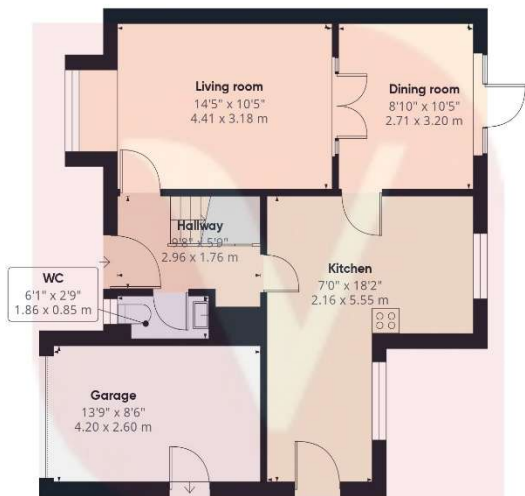
Upon entering, you are welcomed by a spacious entrance hall which leads to a convenient downstairs cloakroom—ideal for guests and day-to-day use. The ground floor accommodation includes a generously proportioned living room which has been extended to enhance the feeling of space and light. The living area seamlessly connects with the dining room, creating an open and social environment for entertaining family and friends. The extended kitchen offers ample room for meal preparation and dining, while also providing access to the rear garden, making it perfect for both everyday living and summer gatherings.

Upstairs, the first floor offers three well-sized bedrooms. The master bedroom benefits from its own private en-suite shower room, adding a touch of convenience and comfort. The two further bedrooms are served by a separate family bathroom, offering a well-thought-out layout that caters to the needs of growing families or those working from home.

Externally, the rear garden provides a tranquil outdoor space for children to play or for relaxing at the end of the day. It is well-maintained and features a patio and lawn area, with plenty of space for future landscaping or extension potential. The front of the property boasts a garage and off-road parking for two vehicles, with the added benefit of potential for additional parking if desired.

From a lifestyle perspective, this home is perfectly situated. Families will appreciate the convenience of being within walking distance to both primary and secondary schools, making the morning routine that little bit easier. For everyday essentials, Sainsbury's supermarket is also just a short walk away, along with a range of local amenities and transport links that provide easy access to Luton town centre and beyond.

From the Venture Residential point of view, this is a rare opportunity to secure a well-located detached property in a desirable part of Luton. With the added benefits of a chain-free sale, great local amenities, and excellent potential to add value, we highly recommend early viewing to fully appreciate the space, setting, and possibilities this lovely home has to offer.



Ground Floor

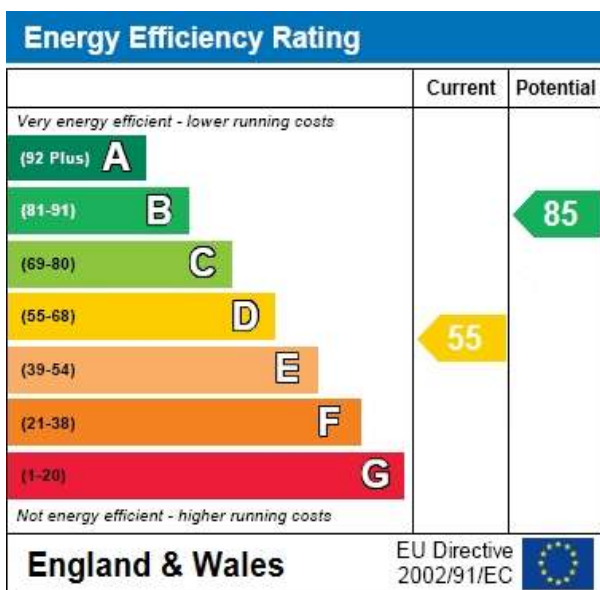


Floor 1

Approximate total area⁽¹⁾
1077 ft²
100.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.



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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