

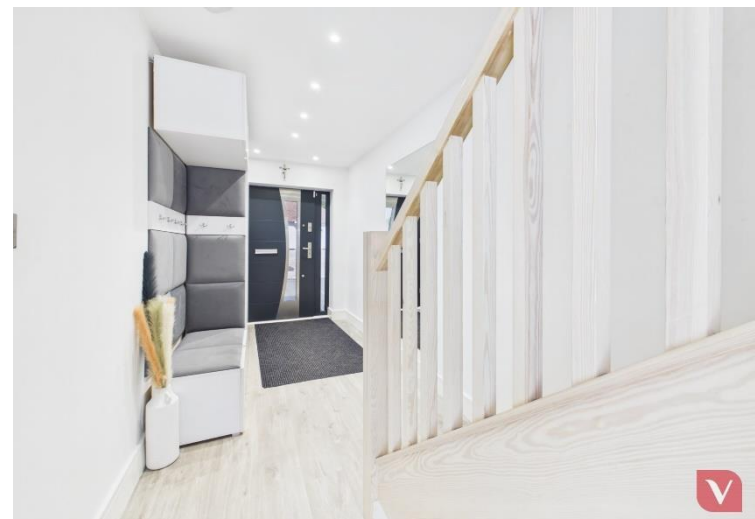
venture RESIDENTIAL

Sundown Avenue, Dunstable, Bedfordshire, LU5 4AJ

Price £530,000 Freehold



This beautifully transformed four-bedroom semi-detached home on Sundown Avenue, Dunstable (LU5), has been completely refurbished and upgraded to a very high standard by the current owner, offering modern, efficient, and stylish living throughout.



Sundown Avenue

Dunstable, LU5 4AJ



- Full property refurbishment to a very high standard throughout
- Complete new infrastructure: water main, gas, heating, and full electrical rewire
- Chain free
- High-efficiency VAILLANT combi boiler (premium system)
- Luxury underfloor heating on entire ground floor
- Fully insulated ground floor (10cm Kingspan + concrete screed for excellent heat retention)
- Stylish loft conversion creating master suite with Juliet balcony + private bathroom
- High-spec Luxair extractor hood in kitchen
- Fully data-ready home: satellite + internet cabling in every room (direct wall connections)
- Large detached garage – ideal for gym, office, studio or conversion potential



This beautifully transformed four-bedroom semi-detached home on Sundown Avenue, Dunstable (LU5), has been completely refurbished and upgraded to a very high standard by the current owner, offering modern, efficient, and stylish living throughout.

The property has undergone extensive works, including a full replacement of the main water supply pipe from the street into the house, along with a completely new heating, gas, and electrical installation throughout the entire home.

It benefits from a high-quality VAILLANT combi gas boiler, ensuring efficient and reliable heating and hot water.

The ground floor features underfloor heating throughout, with the floor fully insulated using 10cm Kingspan insulation and finished with a solid concrete screed, providing excellent thermal efficiency. The first and second floors are heated via modern radiators.

Additional upgrades include new windows installed approximately 4 years ago, still under warranty, along with bespoke fitted blinds throughout.

The property is fully future-proofed with satellite and internet cabling installed in every room, allowing direct connection via wall sockets for convenience and clean installation.

The kitchen is fitted with premium appliances, including a Siemens premium-class oven, microwave, and induction hob, complemented by a high-quality Luxair extractor hood.

From the moment you enter, you are welcomed by a spacious hallway leading into a stunning open-plan living area with a modern kitchen and central island, perfect for both family living and entertaining. The ground floor flows seamlessly into a landscaped rear garden featuring a high-quality patio, low-maintenance astro turf, and a shed for additional storage—ideal for summer gatherings and outdoor enjoyment.

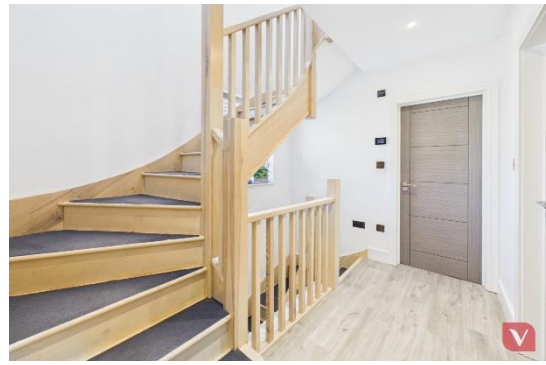
The first floor offers three well-proportioned bedrooms and a beautifully finished four-piece family bathroom. The second floor has been transformed via a loft conversion into a luxurious master bedroom with a Juliet-style balcony and an additional high-spec bathroom, creating a private and elegant top-floor retreat.

Externally, the property also benefits from a large detached garage, offering versatile use as a gym, office, studio, or storage space.

Further enhancing its appeal, the home is located within easy reach of scenic countryside walks at Dunstable Downs, while excellent transport links are provided via nearby M1 motorway Junction 9, offering straightforward commuting into London and surrounding areas.

This is a truly exceptional turnkey home where every detail has been carefully considered. Viewings are highly recommended, as the property must be seen in person to be fully appreciated.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		84
(81-90)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(24-38)	F		
(1-23)	G		
Not energy efficient - higher running costs			
England & Wales		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 provided for guidance only.

