

Whitwell Close, Luton, Bedfordshire, LU3 4BS
Offers in Excess of £335,000 Freehold



Situated within a peaceful cul-de-sac in the ever-popular Barton Hills area, this well-presented three-bedroom home offers spacious accommodation throughout and is an excellent opportunity for first-time buyers, young families or investors alike.



Whitwell Close

Luton, LU3 4BS



- Ideal purchase for first-time buyers
- Quiet cul-de-sac location in sought-after Barton Hills
- Three well-proportioned bedrooms
- Modern kitchen/diner with patio doors to the garden
- Low-maintenance rear garden with gated rear access
- Allocated parking space
- Excellent access to local schools, shops, transport links and the M1
- Complete chain
- EPC rating high



Situated within a peaceful cul-de-sac in the ever-popular Barton Hills area, this well-presented three-bedroom home offers spacious accommodation throughout and is an excellent opportunity for first-time buyers, young families or investors alike.

The ground floor welcomes you with an entrance porch leading to a convenient downstairs cloakroom, complete with a low-level WC and wash hand basin. The bright and inviting living room enjoys plenty of natural light from the front aspect and provides access to the first floor.

To the rear of the property is a generous kitchen/diner, fitted with a range of wall and base units, an integrated double oven, hob and extractor hood, together with space for a fridge/freezer, washing machine and dishwasher. French patio doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

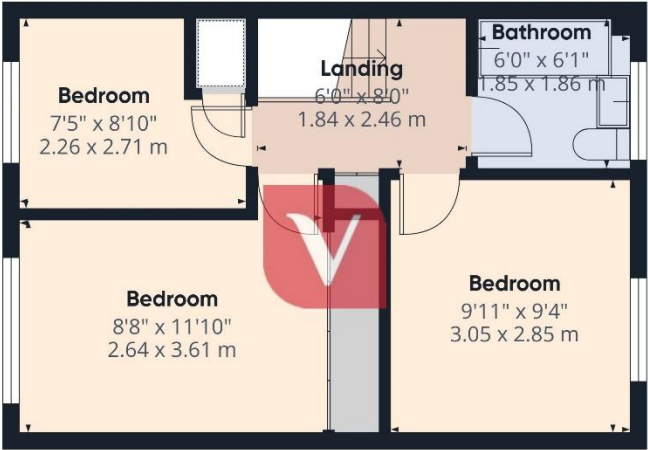
Upstairs, the property offers three well-sized bedrooms, including two comfortable doubles. The principal bedroom benefits from built-in wardrobes, while the third bedroom also features useful built-in storage. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys an allocated parking space positioned directly in front of the house. To the rear is a well-maintained, low-maintenance garden with gated rear access, offering a private outdoor space to relax and entertain. Additional benefits include double glazing throughout and gas central heating.

Whitwell Close is a quiet residential cul-de-sac located within the highly desirable Barton Hills development. The area is particularly popular with families thanks to its excellent selection of nearby schools, including Warden Hill Primary and Lea Manor High School. Residents also benefit from a variety of local shops, supermarkets, parks, bus routes and everyday amenities, while Luton and Legrave railway stations, the A6 and Junction 11 of the M1 motorway are all within easy reach, making this an ideal location for commuters.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
744 ft²
69.2 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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 are approximate and photographs provided for guidance only.



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