



Rockfield Drive

Luton,
Bedfordshire, LU3 3EY
£425,000

country
properties

This link-detached family home is set within the popular Sundon Park area and is offered for sale with the benefit of no upper chain. The well presented accommodation includes a spacious entrance hall, comfortable living room and cloakroom/WC. The kitchen/dining room is a highlight of the home, featuring a range of built-in appliances (as stated) and French doors opening onto the enclosed rear garden to extend the living space outdoors during warmer months. The adjacent utility room adds further practicality. Upstairs, you will find three bedrooms, the principal with the added luxury of a private en-suite shower room, along with a family bathroom. The location enjoys excellent access to a host of local amenities including schools, supermarkets and transport links. For commuters, Leagrave rail station is just 1.2 miles away, providing direct services to St Pancras International with journey times starting from as little as 37 minutes, making this an ideal base for those needing easy city access. EPC: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed sidelight and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Floor tiling. Wall mounted fuse box. Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed window to front aspect. Radiator. Two wall light points.

KITCHEN/DINING ROOM

Double glazed window and French doors with matching sidelights to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Integrated dishwasher and fridge/freezer. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

Base unit. Work surface area incorporating stainless steel sink with mixer tap. Cupboard housing gas fired boiler. Space for washing machine and tumble dryer. Wall and floor tiling. Radiator. Extractor.

FIRST FLOOR

LANDING

Hatch to loft. Built-in over stairs storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Paved pathway leading to front entrance door.

REAR GARDEN

Paved patio area leading to lawn. Cold water tap. Enclosed by fencing.

GARAGE

Brick-built with pitched, tiled roof. Metal up and over door. Double glazed door to rear garden. Eaves storage.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Council Tax Band: D.
Tenure: Freehold.



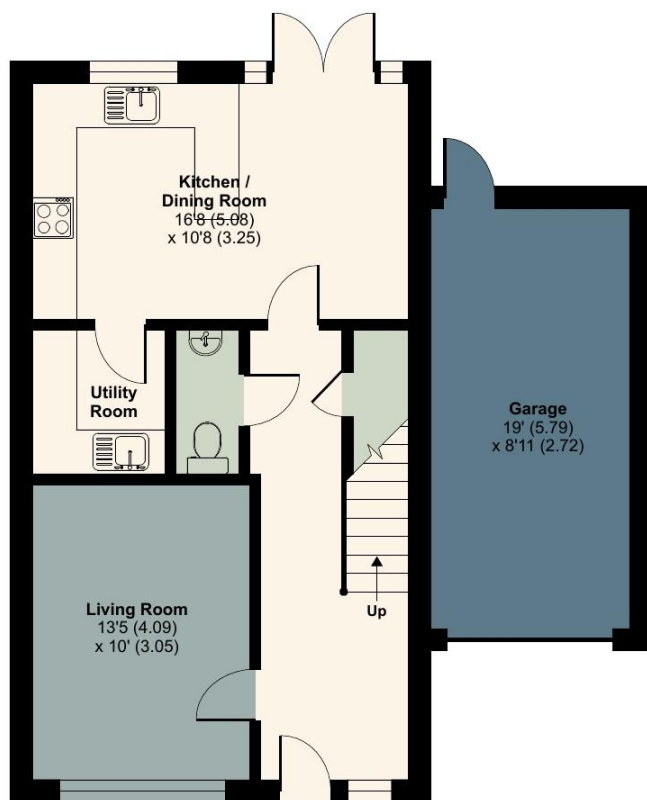


Approximate Area = 1070 sq ft / 99.4 sq m

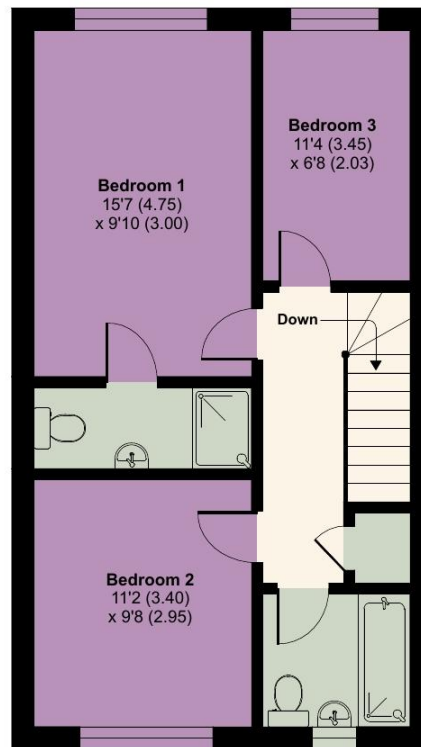
Garage = 171 sq ft / 15.9 sq m

Total = 1241 sq ft / 115.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	81	84		
A				
(81-91)				
B				
(69-80)	84	84		
C				
(55-68)				
D	84	84		
(39-54)				
E				
(21-38)	84	84		
F				
(1-20)	84	84		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1508934



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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