



4 Bedrooms



3 Bath/Shower Room + WC



3 Reception Rooms



Double Garage



Landscaped Garden



EPC Band C

Council Tax

Band G: £4,137.80 2025/26

Local Authority

Central Bedfordshire Council



**Badgers Gate, Dunstable, LU6**  
**Guide Price £750,000 Freehold**



## Badgers Gate, Dunstable, LU6 2BF

A beautifully presented four bedroom detached 'Westbury' built executive home offering generous reception space and private garden located in this select cul-de-sac.

- Spacious detached bedroom home
- Four double bedrooms
- Living room and dining room
- Stunning kitchen
- Two ensuites and family bathroom
- Double garage
- Landscaped garden

### Description

This superb modern detached property offers outstanding accommodation across its two levels.

Downstairs the reception hall offers an impressive entrance with a large living room off to one side which opens into an attractive dining room. The kitchen/family room is particularly noteworthy and features a contemporary range of fitted units with breakfast bar, under counter lighting and integrated appliances. A utility sits off the kitchen. In addition, there is a study located off the hallway.

Upstairs there are four double bedrooms, two of which have en-suite facilities and a luxurious family bathroom with free standing bath serves the remaining bedrooms.

Outside a double garage sits to one side with ample off-street parking. The rear garden has been attractively landscaped with lawn and patio seating areas to relax and dine.

### Location

Located close to the Dunstable Downs in the sought after development of Badgers Gate, which is situated off the Totternhoe Road. It offers easy access to local amenities and is also well placed for the M1 and M25 motorways and Luton Airport, with efficient rail links to London from stations at Luton and Luton Airport Parkway.

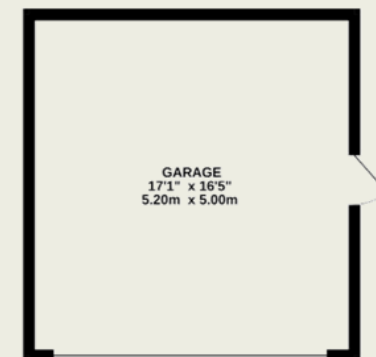
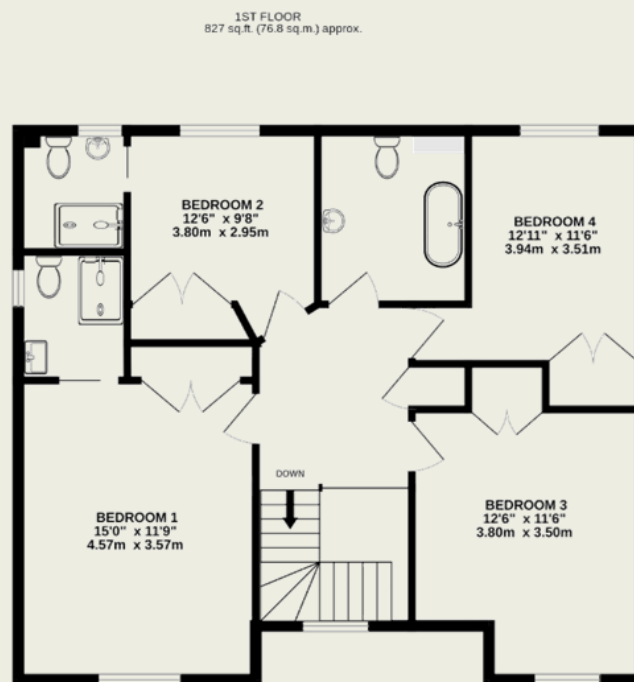
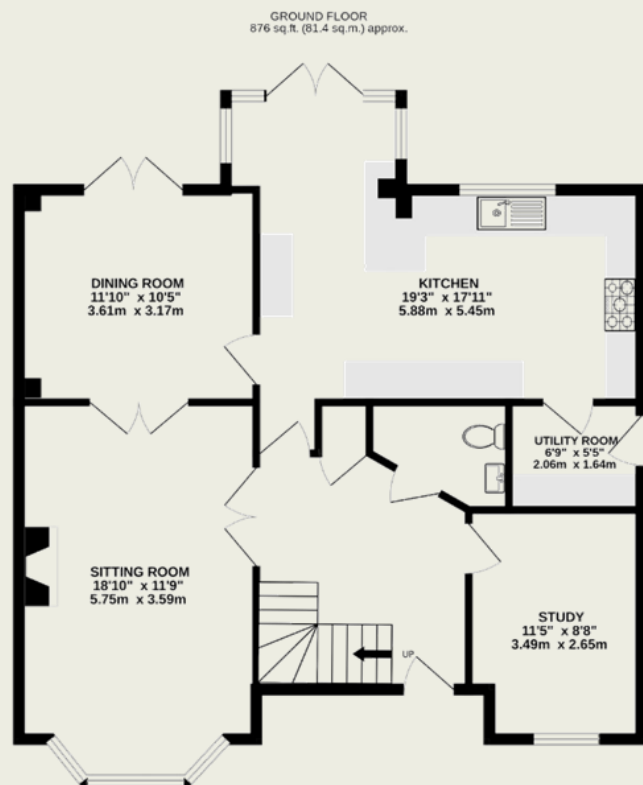






#### Important Information

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TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

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