



Leighton Road | Edlesborough | Dunstable | LU6 2EH

Asking Price £890,000

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Welcome to Fairhaven, a beautifully presented much improved detached bungalow set behind electric gates with ample driveway parking and an impressive frontage which overlooks the Whipsnade Lion. Inside, a spacious entrance hall leads to superb open-plan living, including a bright sitting room, elegant dining area and luxury kitchen, plus utility, study and integral garage. Five good size bedrooms, three with en-suites and a large private garden with a terrace and courtyard complete this exceptional home.

- An attractive much improved detached bungalow with electric gates and large driveway.
- Large dual-aspect dining room with fitted cabinetry.
- Practical utility room plus charming private courtyard ideal for outdoor cooking.
- Five good size bedrooms, including a luxurious principal suite with dressing room and elegant ensuite.
- Impressive open plan living layout with an expansive sitting room free flowing into the further entertaining areas.
- Luxury contemporary kitchen with peninsula, premium appliances and stylish gold accents.
- Dedicated study with built-in storage, perfect for home working.
- Three en-suites and a family bathroom all recently fitted to a high specification.

Occupying an attractive position with exceptional views, this charming detached bungalow boasts an impressive frontage. Set behind secure electric gates, the property is approached via a generous driveway offering ample parking. The neatly maintained hedging provides excellent privacy, while wrought-iron railings lead up to a covered entrance porch that adds character and kerb appeal. The home is finished in a crisp white render with coordinated black accents, complemented by an integral garage.

## Entrance Hall

Stepping inside, you are greeted by an impressive entrance hall. This welcoming area offers an excellent flow and first impression, with wide corridors leading to the principal living spaces. There is ample room for furniture, creating a versatile space that could serve as a reception area or reading nook. The entrance hall provides an inviting first impression but also forms the central hub of the property, connecting the bedrooms, study, and main living areas.

## Sitting Room

23'4" x 16'11" (7.13 x 5.18)

The property boasts an exceptional sitting room, an expansive and beautifully appointed space designed for both relaxation and entertaining. Flooded with natural light, the room enjoys a stunning wall of windows and French doors that frame the garden views and create a seamless connection with the outdoors. It is enhanced by feature lighting and generous proportions that allow for multiple seating arrangements. Whether configured for cosy family evenings or larger social gatherings, the space remains effortlessly versatile. The room flows openly into the dining area and kitchen, contributing to the home's superb sense of scale and sociability.





### Dining Room

28'6" x 13'0" (8.69 x 3.97)

The dining room is beautifully designed as part of the home's expansive open-plan living layout. The room easily accommodates a large dining table, making it ideal for family gatherings and entertaining on a grand scale. Dual aspect windows bathe the space in natural light. Practicality meets style with extensive fitted cabinetry providing discreet storage and additional surface space, perfect for hosting or displaying decorative pieces. A practical addition to this family home which also offers space to have a section as a play area to keep an eye on the children or even a further area for seating.

### Kitchen

21'6" x 11'1" (6.56 x 3.4)

The home boasts a stunning contemporary kitchen, expertly designed to combine style, functionality, and a superb sense of space. Finished to an exceptional standard, the room features sleek gloss cabinetry, premium integrated appliances, and expansive quartz worktops offering plenty of preparation space. A large central peninsula with breakfast bar seating creates a sociable focal point. Subtle lighting adds ambience and highlights the clean modern lines, while the gold accents, including the striking backsplash and statement tap, bring a touch of luxury to the space. Thoughtfully arranged to maximise workspace and storage, the kitchen flows seamlessly into the dining and sitting areas, making it perfect for those who enjoy open-plan living and entertaining.

### Utility Room

A well-appointed utility room, designed to provide practical support to the main kitchen, is fitted with a range of sleek white cabinetry and generous worktop space, the room offers excellent storage for household essentials. There is space and plumbing for laundry appliances, along with additional room for a tall fridge-freezer, making it ideal for busy family living.

### Courtyard

Conveniently accessed directly from the kitchen, this charming courtyard area provides a delightful outdoor space. Neatly paved and enclosed for privacy, it offers an ideal spot for alfresco cooking. A bespoke timber shelter creates a stylish home for a barbecue or outdoor kitchen setup, ensuring it remains functional in all seasons.

### Study

8'8" x 6'4" (2.65 x 1.95)

Perfectly suited for home working or quiet productivity, the family home includes a study. This inviting space benefits from a good amount of natural light. Built-in cabinetry provides excellent storage, keeping the room organised and clutter-free, while a dedicated desk area offers a comfortable and practical workspace.

### Principal Bedroom, Dressing Room and Ensuite

11'8" x 11'1" (3.58 x 3.4)

The master bedroom is a beautifully presented principal bedroom, offering a luxurious retreat within the home. Generous in size and bathed in natural light from a large front-facing window, the room features refined décor throughout, including a sophisticated feature wall and an exquisite statement chandelier that adds a touch of grandeur. The adjoining dressing room provides exceptional storage with extensive hanging space and built-in cabinetry, ensuring a clutter-free and organised environment. The ensuite is beautifully finished, offering a luxurious and contemporary space. Fully tiled in elegant marble-effect ceramics, the room features a stylish P-shaped bath with overhead shower, complemented by a striking vertical mosaic feature that adds a touch of sophistication. A large frosted window provides excellent natural light while maintaining privacy, and the modern vanity unit delivers practical storage.

### Bedroom Two

12'3" x 8'8" (3.74 x 2.66)

Bedroom two is a beautifully styled double bedroom. The room benefits from dual windows that provide excellent natural light. With ample floor space, this bedroom offers excellent versatility, ideal as a guest room, child's room, or additional double bedroom.

### Bedroom Three

11'6" x 7'5" (3.51 x 2.27)

Bedroom three is a charming room, currently styled as a nursery. Characterful woodland-themed wallpaper adds personality. Thoughtfully arranged with modern furniture and playful accents, it offers a delightful space. Natural light pours in through the ceiling skylight.

### Bathroom



Approximate Gross Internal Area  
 Ground Floor = 193.0 sq m / 2,077 sq ft  
 First Floor = 39.9 sq m / 429 sq ft  
 Garage = 7.1 sq m / 76 sq ft  
 Total = 240.0 sq m / 2,582 sq ft  
 (Excluding Eaves)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	77		77
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	

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