



**NOVA**  
ESTATE AGENTS



## 28 Clinton Avenue, Luton, LU2 7LT

Nestled within the private Willow Grove community, this impressive five bedroom detached home is part of an exclusive enclave of just 36 homes. Built only seven years ago, it combines stylish contemporary design with a high quality finish throughout ideal for the modern family.

Upon entering, you're greeted by a thoughtfully designed layout that strikes the perfect balance between open-plan living and private spaces. A spacious lounge and a separate dining room provide ideal spaces for entertaining or unwinding. The ground floor also features a convenient guest cloakroom, a separate utility room and a stunning open-plan kitchen/breakfast area, the true hub of the home. This bright and airy space benefits from large windows that bathe the interior in natural light, creating a bright and airy atmosphere.

Step outside into a well maintained private rear garden, ideal for summer entertaining, children's play or simply enjoying some peace and quiet.

£700,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Five Bedroom Modern Detached Residence
- High Specification Finishes Throughout
- En-suites to Main Bedrooms
- Open Plan Kitchen Area
- Utility Room
- Double Garage
- NHBC New Home Warranty Remaining
- Economical Home with EPC Rating of B



TOTAL FLOOR AREA: 2034 sq.ft. (189 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		