



New to the market with Bradshaws, located in the sought-after residential area of Orion Way, Leighton Buzzard, this charming three-bedroom semi-detached house offers a delightful blend of comfort and potential. Spanning an impressive 904 square feet, the property features a well-proportioned reception room and spacious kitchen / dining room to the rear.

The three bedrooms provide ample space for family living or can be easily adapted to suit your needs, whether that be a home office or guest room.

One of the standout features of this property is the spacious rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or even future expansion, subject to planning permission. The garage and driveway offer parking for up to three vehicles, a rare find in many urban settings, ensuring that you and your guests will never be short of space.

This home is situated in a popular residential location, making it ideal for families and professionals alike. With the potential for extension, you can truly make this house your own. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Radiator. Fitted carpet. Stairs rising to the first floor accommodation. Door leading to:

SITTING ROOM

Double glazed window to the front aspect. Radiator. Fitted carpet. Tv point.

KITCHEN / DINING ROOM

A good sized rear aspect living area that provides the ideal space for the family to enjoy.

KITCHEN AREA

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Space and fitting for a free standing oven. Single drainer sink unit. Double glazed window to the rear aspect. Space and plumbing for a washing machine. Under stairs pantry.

DINING AREA

Double glazed window to the rear aspect. Radiator.

LANDING

Providing access to all first floor accommodation with a double glazed window to the side aspect. Airing cupboard housing the insulated hot water tank. Hatch to the loft.

BEDROOM ONE

Double glazed window to the front aspect. Radiator. Fitted carpet.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted carpet. Storage cupboard / wardrobe space.

BEDROOM THREE

Double glazed window to the front aspect. Radiator. Fitted carpet. Storage cupboard / wardrobe space.

BATHROOM

Fitted to comprise a w/c. Wash hand basin and a panelled bath. Part tiled walls. Double glazed window to the rear aspect. Radiator.

TO THE FRONT

Driveway providing off road parking and access to the garage. The remainder being laid to lawn. Mature trees and bushes. Storm porch and personal door to the garage.

GARAGE

With an up and over door to the front. Light and power. Door to the rear. Wood laminate flooring as fitted. Wall mounted gas boiler serving all heating requirements.

REAR GARDEN

An enclosed south facing garden which is mainly laid to lawn with a patio area set adjacent to the rear of the property. Boundary fencing. Mature apple and pear trees and conifers. Garden shed to remain. Outside tap.

NB

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

