



Sandpiper Way
Leighton Buzzard, LU7 4SS

Price £495,000



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Sandpiper Way

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We are delighted to offer for sale this well-proportioned four bedroom detached family home, ideally located on the popular and family-friendly Sandhills development in Leighton Buzzard. Set in a peaceful position with easy access to local amenities, schools, and green spaces, this home offers spacious and versatile accommodation, perfect for modern family living. Accommodation comprises: Entrance hall, study, cloakroom/WC, kitchen/breakfast room, lounge, dining room, for generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

The highly desirable location of Sandpiper Way lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

A welcoming central entrance hall sets the tone upon arrival, with stairs rising to the first floor and doors to all ground floor rooms. A useful cloakroom/WC is conveniently positioned off the hallway. To the front of the home is a bright and adaptable study, ideal for home working or quiet reading space, while the formal dining room offers a perfect setting for entertaining or family meals. To the rear, the kitchen/breakfast room enjoys views of the garden and is fitted with a stylish range of units complemented by integrated appliances, including a dishwasher, fridge freezer, washing machine, double oven, and hob with extractor hood. There is ample space for a breakfast table, and French doors open directly to the garden, encouraging indoor/outdoor flow. Adjacent to the kitchen is a generous lounge, also with French doors to the garden, providing an abundance of natural light and a calming view of the landscaped outdoor space.



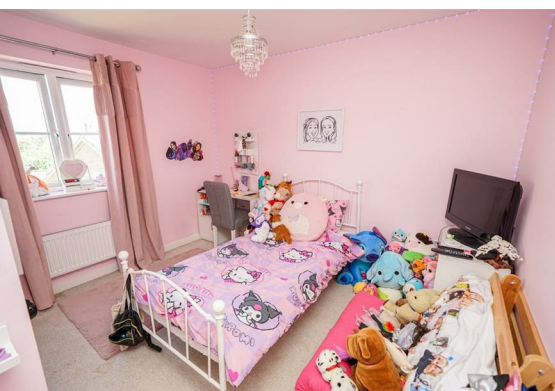
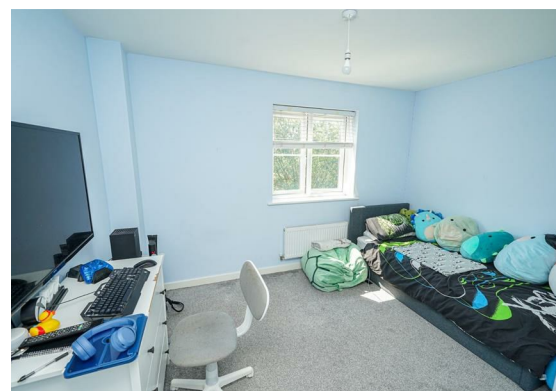


First Floor:

The first floor landing features a built-in airing cupboard and loft access, with doors leading to four well-proportioned double bedrooms. The master bedroom is a spacious and peaceful retreat, complete with built-in wardrobes and a private ensuite shower room. Bedroom three also benefits from fitted wardrobes, while all bedrooms are light, airy and comfortably sized, suitable for family members, guests, or additional work-from-home needs. A modern family bathroom serves the remaining bedrooms with a well-appointed suite.

Outside:

To the front of the property is a tidy garden and driveway providing off-road parking, with access to the garage, which benefits from power, lighting, eaves storage, and a courtesy door to the rear garden. The rear garden is a standout feature, having been thoughtfully landscaped to create an enjoyable, low-maintenance outdoor haven. A paved patio spans the rear of the home, ideal for outdoor dining, while the remainder is laid mainly to lawn, with neat shrubbery to the borders providing colour and privacy. Tucked discreetly to one side is a decked area, perfect for morning coffee or evening relaxation.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1622 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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