



Rutherford Crescent
Leighton Buzzard, LU7 3GF

Offers In Excess Of £325,000



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QUARTERS
YOUR NEXT MOVE

Rutherford Crescent

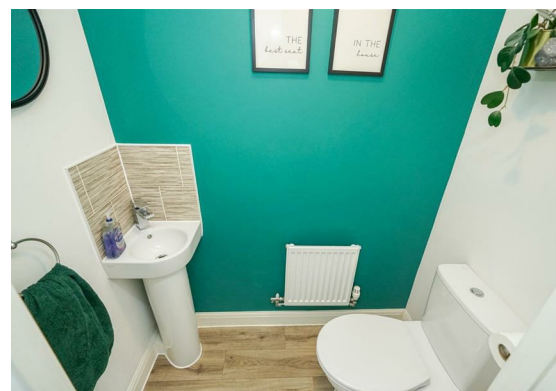
Leighton Buzzard, LU7 3GF

Quarters are delighted to offer for sale this modern two bedroom semi-detached home built in 2020, and situated in this highly desirable development on the edge of the town. The property is presented to the market in excellent order and provides bright and spacious accommodation comprising: Entrance hallway, kitchen, lounge/dining room, cloakroom/WC, two double bedrooms (ensuite to master) and a family bathroom, Additional benefits include double glazing, gas heating, rear garden and two allocated parking spaces. Viewing is highly recommended.

Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

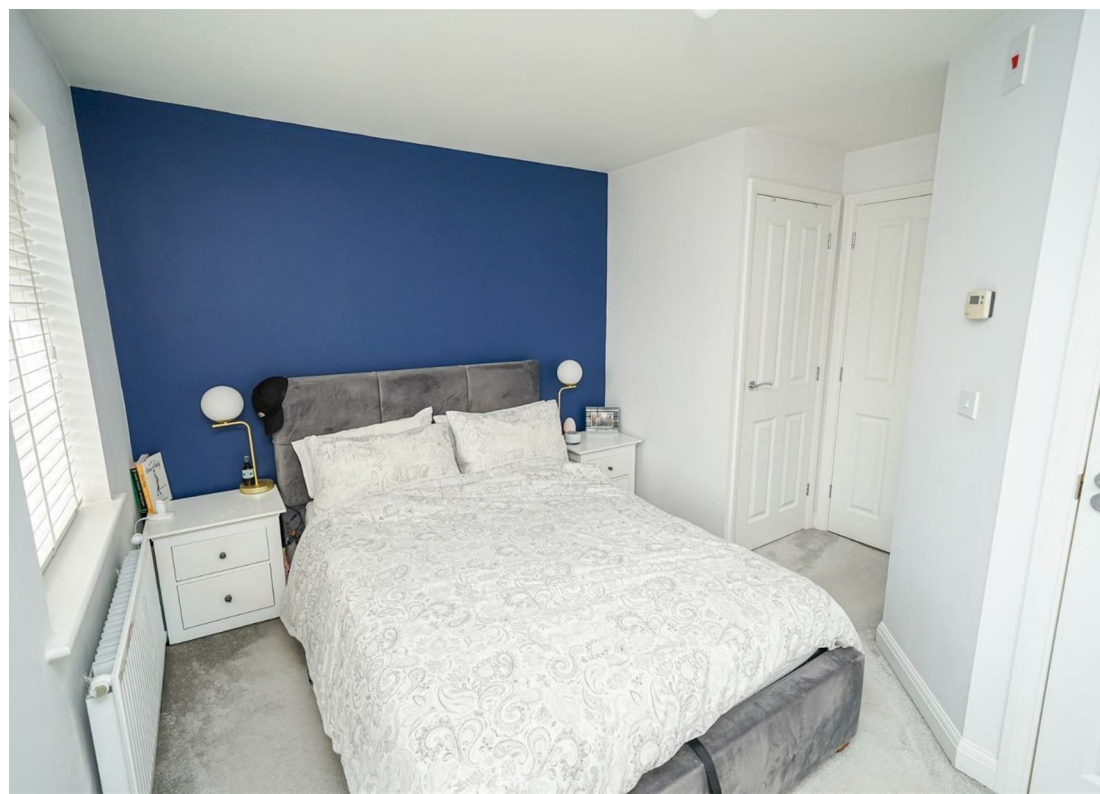
Enter via the front door to a spacious hallway with access to the cloakroom/WC, kitchen and lounge/diner. On the left, the stylish kitchen sits to the front aspect of the property and benefits from integrated white goods and a variety of wall and base level units. The cloakroom/WC is off the hallway and comprises of a low level WC and vanity hand wash basin. There is also a built-in storage cupboard close to the entrance which is well suited to store coats and shoes. The generous lounge/diner sits to the rear of the property and enjoys views of the rear garden via French doors, plus there are stairs rising to the first floor with space under for a display cabinet or storage. There is plenty of room for a range of living room furniture plus a family sized dining table.

First Floor:

The first floor landing provides doors to both bedrooms and the family bathroom. The master bedroom sits to the rear aspect is a well proportioned room with the added convenience of an ensuite shower room. The ensuite features a three piece suite comprising of a low level WC, vanity wash hand basin and a shower cubicle. A further generous double bedroom sits to the front of the property. The family bathroom sits centrally, between both bedrooms, and is fitted with a three piece suite comprising of low level WC, wash hand basin and panel bath.

Outside:

To the front of the property is a path extending to the front door with neat shingled borders. To the side is a driveway providing offroad parking and gated access to the rear garden. The southerly facing garden enjoys plenty of sunlight throughout the day, and features a paved patio area directly off the lounge/diner. Steps lead to a raise lawn area, which is enclosed by panel fencing, and a timber shed sits to one corner.



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



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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