

Cygnus Drive

Leighton Buzzard, LU7 3XH

Price £400,000

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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this spacious three bedroom semi detached family home located in this sought after residential setting. The property has been well presented by the current owners and provides accommodation comprising: Entrance hallway, cloakroom/WC, lounge, refitted kitchen/dining room, study/family room, three generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking and south facing rear garden. Viewing is highly recommended.

Location:
Cygnus Drive is a quiet cul-de-sac in the heart of the Planets area of Leighton Buzzard, which is a long-standing popular area with a variety of family homes, green spaces, popular schooling and local amenities. The historic market town centre is within walking distance with a range of shops and restaurants among it's many attractions. 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 at 30 minutes. 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:
The ground floor welcomes you with an bright and airy entrance hallway which provides access to the cloakroom/WC, study/ family room and lounge. There is a roomy storage cupboard which is perfect for coats and shoes. The spacious lounge, providing a comfortable setting for relaxing and entertaining. There is ample space for a range of furniture to suit all needs. The first floor is accessed via the stairs in the room and there is a further door to the kitchen/diner. The kitchen/diner offers an excellent space for everyday family life, with room to cook, dine and socialise. There is ample work surface space with integrated appliances to suit all needs. A separate study/ family room provides valuable additional flexibility, ideal for home working or as a hobby room, while a ground floor cloakroom comprises of a low level WC and vanity hand wash basin.

First Floor:
To the first floor, the bright and airy landing leads to three bedrooms. The master bedroom is to the front and benefits from a fitted wardrobe. The double bedroom to the rear enjoy views over the garden, there is ample space for a range of furniture to suit all needs. A single bedroom or study is a versatile space for a nursery, working from home or guests. A four piece family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin, bath and shower.

Outside:
To the front, is a paved driveway for multiple cars leading to the front of the property. The property benefits from a south-facing rear garden, predominantly laid to lawn with patio and decking areas, creating a versatile outdoor space ideal for enjoying the sunshine, outdoor dining and entertaining during the warmer months.

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: 945 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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