



Davy Way  
Clipstone Park Leighton Buzzard, LU7 3RR

Price £910,000



 **QUARTERS**  
YOUR NEXT MOVE



## Davy Way

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3RR

We are privileged to offer for sale this stunning five bedroom new build detached home, with high specification finish and attention to detail that separates this project from other new home builders. The Lichfield benefits from an exceptional layout, providing bright and spacious accommodation comprising: Entrance hallway, cloakroom/WC, lounge, open plan kitchen/family room, study, utility room, dining room, five double bedrooms over two floors, dressing area, one ensuite shower room and two family bathroom. Additional benefits include a landscaped garden, detached double garage and driveway parking for multiple cars. 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.

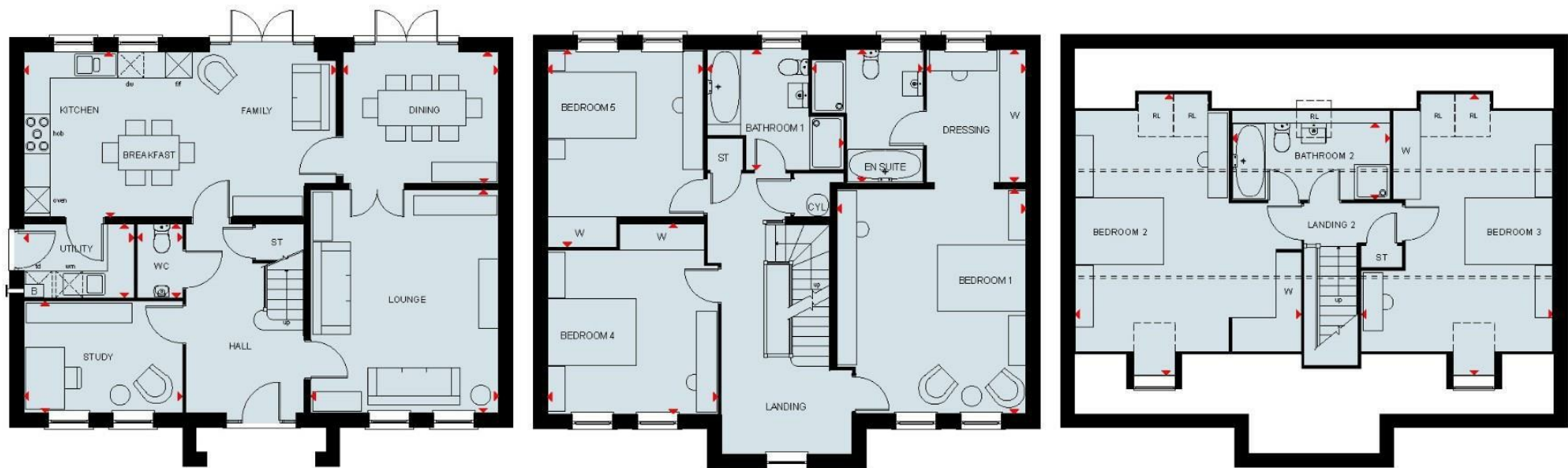
### Agency Note:



Please contact us as soon as possible to register interest, as there are some great incentives available on certain plots.

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



Ground Floor

Lounge	5072 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7108 x 3768 mm	23'4" x 12'4"
Utility	2500 x 1670 mm	8'2" x 5'6"
Dining	3543 x 2994 mm	11'7" x 9'9"
Study	3605 x 2534 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

First Floor

Bedroom 1	5077 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4296 x 3848 mm	14'1" x 12'8"
Bedroom 5	4443 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"

Second Floor

Bedroom 2	6330 * x 5102 mm	20'9" * x 16'8"
Bedroom 3	6330 * x 4329 mm	20'9" * x 14'3"
Bathroom 2	3563 x 1733 * mm	11'8" * x 5'8"

\* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	BH	Bulkhead	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space	↔	Dimension location
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	RL	Rooflight		

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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