

Woodman Close

Leighton Buzzard, LU7 3NU

Offers In Excess Of £325,000

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We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, occupying a peaceful position within a quiet cul-de-sac, set back from the road and surrounded by attractive greenery. Having been stylishly updated by the current owners, the property offers spacious accommodation comprising: Entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, refitted family bathroom and separate WC. Additional benefits include a south-west facing rear garden, garage, car port, driveway parking and excellent potential to extend, subject to the necessary planning permissions. Viewing is highly recommended.

Location:

Woodman Close is a popular, mature residential setting within easy walking distance of the Town Centre, which provides a range of shops, restaurants and bars, as well as the regular market. 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 Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

The entrance hall provides a welcoming introduction to the home and leads through to the principal accommodation. Positioned to the front of the property, the lounge is a spacious and inviting reception room enjoying a pleasant outlook across the greenery opposite. A contemporary media wall creates an impressive focal point, whilst attractive wood-effect flooring flows seamlessly into the adjoining dining room, enhancing the feeling of space and continuity. There is ample room for a variety of seating arrangements, making this an ideal room in which to relax with family. The dining room comfortably accommodates a family-sized dining table and forms an excellent entertaining space, linking naturally with both the kitchen and conservatory. The kitchen is fitted with a range of wall and base level units providing generous storage and preparation space, creating a practical environment for everyday family life. Positioned to the rear of the property, the conservatory enjoys a pleasant outlook across the south-west facing garden and provides an excellent additional reception room that can be enjoyed throughout much of the year, with direct access outside.

























First Floor:
The first floor landing feels particularly bright and spacious thanks to a large side window, whilst a contemporary glass balustrade provides a stylish architectural feature and enhances the modern feel of the home. The master bedroom is a generous double room benefitting from fitted wardrobes, providing excellent storage whilst retaining ample floor space. Bedroom two is another comfortable double room and also benefits from built-in wardrobes. Bedroom three is a well-proportioned single room, making it equally suitable as a child's bedroom, nursery or home office. The family bathroom has been beautifully refitted with a stylish contemporary suite and modern décor, creating a luxurious space that complements the quality found throughout the property. The refitted suite comprises of a low level WC, wash hand basin and panel bath with shower over.

Outside:
The property enjoys an attractive position set back from the road, with established greenery, including a Japanese Acer tree creating a pleasant approach. To the rear, the south-west facing garden has been designed with ease of maintenance and entertaining in mind. Paved patio areas provide excellent spaces for outdoor seating and dining, whilst the artificial lawn offers an attractive, year-round finish with minimal upkeep. The garden is fully enclosed by panel fencing, creating a private and secure environment for families and pets alike. A particular advantage of the property is the generous parking provision, with a driveway leading to a covered car port and garage, all accessed from the rear of the property.

Garage:
The garage provides excellent secure parking, storage or workshop space and is complemented by the adjoining car port and driveway, offering parking for multiple vehicles.

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: 906 ft² (excluding garage, carport)

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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