



Cotefield Drive
Leighton Buzzard, LU7 3DT

Price £595,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this substantial four bedroom detached family home, occupying a tucked away position within one of Leighton Buzzard's most sought after residential areas, just off the highly regarded Heath Road. Beautifully maintained throughout, the property offers spacious and versatile accommodation comprising: Entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom/WC, four double bedrooms (two with en-suite facilities) and a recently refitted family bathroom. Additional benefits include a double garage with utility area, driveway parking for up to four vehicles and a beautifully landscaped west-facing rear garden. Viewing is highly recommended.

Location:

Cotefield Drive is one of Leighton Buzzard's most desirable residential addresses, positioned just off Heath Road and perfectly placed between the town centre and the sought-after village of Heath & Reach. The area is particularly popular with families, benefiting from catchment for two Outstanding-rated lower schools, both within a short walk of the property. Nearby Rushmere Country Park, Stockgrove Country Park and the Grand Union Canal offer exceptional opportunities for walking, cycling and outdoor recreation, whilst Leighton Buzzard Golf Club is also close by. The historic market town provides an excellent range of independent shops, cafés, restaurants and supermarkets, and the mainline railway station offers direct services to London Euston in approximately 30 minutes. Excellent road links via the A5 and M1 further enhance the appeal of this outstanding location.

Ground Floor:

A covered entrance porch leads into a welcoming hallway, creating an impressive first impression and providing access to the main living accommodation. The hallway also offers internal access to the double garage, adding excellent practicality for day-to-day family life. The lounge is a wonderfully proportioned reception room offering ample space for a variety of seating arrangements. French doors open directly onto the rear patio, allowing natural light to flood the room whilst creating a seamless connection between the house and garden. A feature fireplace provides an attractive focal point, making this a warm and inviting space to relax. Double doors connect the lounge to the dining room, allowing the rooms to function either independently or as one larger entertaining space. Positioned to overlook the rear garden, the dining room comfortably accommodates a family-sized dining table and is perfectly suited to both formal occasions and everyday meals. The kitchen/breakfast room is well designed with an excellent range of wall and base level units complemented by generous work surfaces. There is ample preparation space together with room for a breakfast table, making it a practical hub for family life. A side door provides convenient access to both the driveway and rear garden. Completing the ground floor is a cloakroom/WC, thoughtfully refitted with a contemporary suite. The integral double garage also incorporates a useful utility area with plumbing for both a washing machine and tumble dryer, maximising the practicality of the home without compromising the main living accommodation.





First Floor:

The first floor landing provides access to four genuine double bedrooms and the family bathroom. The master bedroom is a generous rear-facing room enjoying pleasant views over the garden. Extensive fitted wardrobes provide exceptional storage, whilst the private en-suite bathroom offers the convenience of both a bath with shower over, wash hand basin and WC. Bedroom two is another excellent double room positioned to the front of the property. Fitted wardrobes, overhead storage and a dedicated dressing area create a highly functional space, complemented by its own en-suite shower room. Bedroom three is a further generous double bedroom overlooking the rear garden and also benefits from fitted wardrobes, whilst bedroom four is another well-proportioned room with fitted wardrobes, making this a rare four-bedroom home where every bedroom offers practical storage and comfortable proportions. The family bathroom has been recently refitted to an excellent standard, featuring contemporary sanitary ware, stylish tiling and quality fittings. The suite comprises a vanity wash hand basin, low level WC, bidet and a curved glass shower enclosure, creating a luxurious space to serve the remaining bedrooms.

Outside:

To the front of the property, a generous driveway provides off-road parking for up to four vehicles and leads to the double garage. Gated access is available to both sides of the property, providing convenient routes to the rear garden. The west-facing rear garden has been thoughtfully landscaped to create an outstanding outdoor space that can be enjoyed throughout the day and into the evening. A substantial paved terrace extends across the rear of the house, providing the perfect setting for outdoor dining and entertaining, whilst steps lead to a raised lawn enclosed by attractive fencing. A garden shed offers additional storage, and the sunny aspect ensures the garden is bathed in afternoon and evening sunshine.

Garage:

The double garage is accessed via two recently installed electric garage doors and benefits from power, lighting and internal access to the house. Incorporating a dedicated utility area with plumbing for laundry appliances, it offers exceptional flexibility for secure parking, storage or workshop use.



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: 1819 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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