



Cooper Drive  
Leighton Buzzard, LU7 4RZ

Guide Price £350,000



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## Cooper Drive

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We are delighted to offer for sale this three bedroom end of terrace family home located on this popular modern development and just a short walk from Pages Park. The property is presented to the market in good order with accommodation comprising: Entrance hallway, cloakroom/WC, lounge/diner, kitchen, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, larger than average garden, garage and allocated parking. Viewing is highly recommended.

### Location:

The ever popular location of Cooper Drive is located in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield.

### Ground Floor:

Enter via a double glazed door into the hallway. A cloakroom/WC on situated close to the front door on the right. There are stairs leading to the first floor and doors to the kitchen/breakfast room and lounge/diner. The kitchen/breakfast room faces the front aspect and has been refitted with a range of wall and base level units and there are spaces for appliances. There is ample work surface and a tiled floor. The lounge/dining room sits across the rear of the property, providing ample space for a range of living room and dining furniture. The room is bright and airy, benefitting from double glazed doors which lead out to the rear garden, and there is also a built in under stairs storage cupboard.







#### First Floor:

The landing provides access to the loft space, and there are doors to the three bedrooms and family bathroom. The master bedroom faces the front aspect, and comfortably accommodates a range of bedroom furniture, as well as enjoying use of an ensuite shower room. There is wardrobe space and there is a built in cupboard. The two further bedrooms sit facing the rear aspect, and are suitably sized to accommodate a growing family. The refitted bathroom is fitted with a three piece white suite comprising of a low level WC, wash hand basin and panel bath.



#### Outside:

To the front of the property is a garden area with path leading to the front door. The rear garden is noticeably private and not overlooked to the rear. There is generous decking area to the rear of the property with a good sized lawn and paved path which extends to a further decked area. There is gated access through to a parking area, where the property enjoys use of an allocated parking space. as well as garage.



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



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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