



Briggington Way
Leighton Buzzard, LU7 3GQ

Price £395,000



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QUARTERS

YOUR NEXT MOVE

Briggington Way

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We are delighted to offer for sale this three bedroom semi detached family home, situated on the edge of this popular modern development overlooking open countryside. The property is well located for sought after schooling, local amenities and excellent transport links. This bright and spacious home offers generous and versatile accommodation comprising; Entrance hallway, cloakroom/WC, open plan kitchen/dining/family room, study, lounge, master bedroom (with an ensuite), two further bedrooms and a family bathroom to the top floor. Additional benefits include double glazing, gas central heating, garage and driveway parking for three 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.

Ground Floor:

Enter via the front door into the hallway which provides access to the generous open plan kitchen/dining/family room, cloakroom/WC, study and the first floor via the staircase. Additionally there is a storage cupboard which houses the central heating boiler. The cloakroom/WC is fitted with a low level WC and a corner wash hand basin. The fitted kitchen provides ample work surface and a range of integrated appliances. The kitchen is open to the dining/family area which is bright and airy, allowing for a range of furniture, and the room benefits from a built in under stairs storage cupboard and French doors leading to the rear garden. The versatile ground floor reception room can also be used as a study.





First Floor:

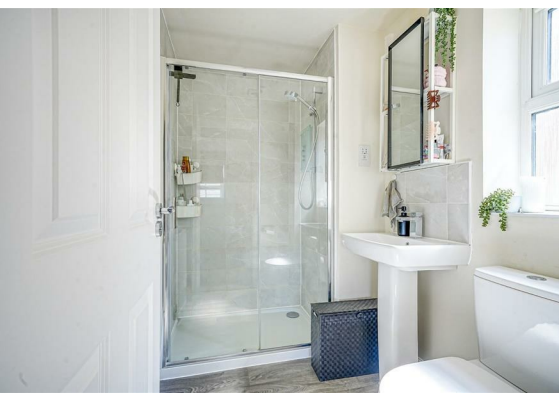
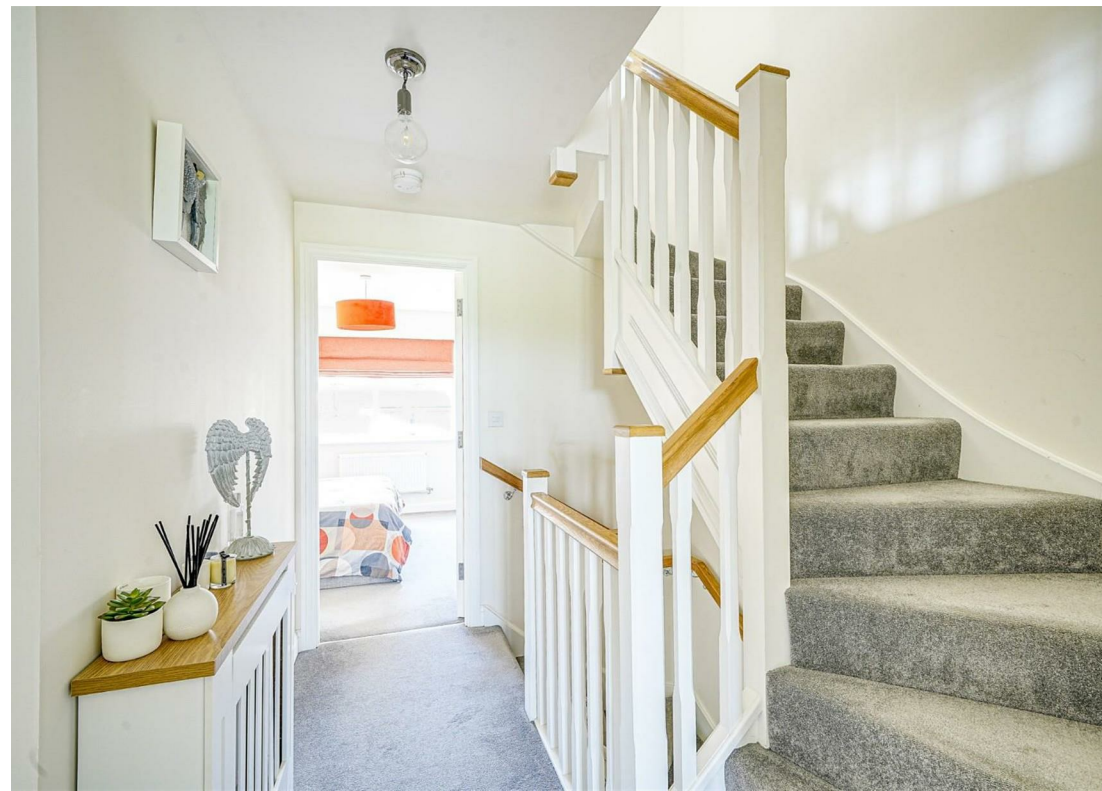
The first floor landing provides access to the lounge and master bedroom with further stairs to the second floor. The lounge enjoys countryside views from its front aspect position. The well proportioned master bedroom is situated at the rear aspect of the property and boasts plenty of space for additional furniture. There is a door leading to the ensuite shower room which boasts a modern three piece suite, fitted with a low level WC, wash hand basin and a shower cubicle.

Second Floor:

The second floor landing provides access to bedrooms two and three, as well as the spacious family bathroom and loft space. Bedroom two is a bright generous double bedroom situated to the rear aspect of the property. Bedroom three is a good size single which faces the front aspect which benefits from a fitted cupboard. Located between these two bedrooms is the family bathroom, fitted with a low level WC, wash hand basin and a bath with shower over.

Outside:

To the front of the property is a neat landscaped front garden, and a path leading to the front door. To the side is a block paved driveway with parking for three cars and this extends to the garage and gated access to the rear. The neat and well presented rear garden is laid mainly to lawn with the extra benefit of a paved patio area.



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: 1305 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk