



Chamberlains Bridge
Leighton Buzzard, LU7 3SF

Price £630,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this impressive four bedroom detached 'Nene' design family home, built by Bellway and offering an exceptional amount of versatile living space perfectly suited to modern family life. The thoughtfully designed accommodation comprises: Entrance hall, lounge, substantial open plan kitchen/breakfast/family room, separate dining room, study, cloakroom/WC, four bedrooms (two with en-suite shower rooms) and a family bathroom. Additional benefits include a private rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Chamberlains Bridge is an attractive new development situated on the northern edge of Leighton Buzzard, combining the advantages of contemporary living with excellent access to the historic market town and surrounding countryside. The development itself has been thoughtfully planned with modern family life in mind and sits approximately one mile from the town centre, where an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities can be found. Leighton Buzzard's mainline railway station provides direct services to London Euston in approximately 30 minutes, making the location an excellent choice for commuters, whilst convenient road connections via the A5 and M1 provide straightforward access to Milton Keynes and destinations further afield. For those who enjoy the outdoors, the town is surrounded by beautiful Bedfordshire countryside, with Rushmere Country Park, the Grand Union Canal and a wealth of local walking and cycling routes all within easy reach.

Ground Floor:

The spacious entrance hall creates an excellent first impression and acts as the central point of the ground floor, with stairs rising to the first floor and doors leading to the principal reception rooms. The lounge is a particularly impressive reception room, offering generous proportions and ample space for a variety of living room furniture. Double glazed French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating an excellent connection with the outside space during the warmer months. One of the standout features of the Nene design is the substantial open plan kitchen/breakfast/family room. The kitchen occupies one end of this wonderfully sociable space, with ample room alongside for both informal dining and comfortable seating. The dedicated family area provides somewhere to relax without needing to use the main lounge, making this a genuine everyday hub for a busy household. French doors open directly onto the garden, making the space particularly well suited to entertaining and allowing family life to flow naturally outside. A separate dining room provides another generous reception space, comfortably accommodating a family-sized dining table and additional furniture. Whether used for everyday family meals or more formal entertaining, its separation from the kitchen/family room provides a degree of flexibility increasingly difficult to find in modern homes. The dedicated study is another considerable advantage, providing an excellent environment for working from home without sacrificing one of the bedrooms. Equally, the room could serve as a playroom, hobby room or additional snug depending upon a family's requirements. Completing the ground floor is a conveniently positioned cloakroom/WC.





First Floor:

The sense of space continues upstairs, where the central landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a generous double room with fitted wardrobes providing excellent storage whilst retaining ample room for additional bedroom furniture. A private en-suite shower room completes the master suite. Bedroom two is another excellent double bedroom and also benefits from fitted wardrobes together with its own en-suite shower room, making it particularly well suited to older children, teenagers or visiting guests. Bedroom three is a further generous double room with fitted wardrobes, whilst bedroom four is a comfortable bedroom offering excellent flexibility as a child's room, guest bedroom or additional home-working space. The family bathroom sits conveniently between the bedrooms and is fitted with a contemporary suite, ensuring the property provides excellent bathroom facilities for a larger household.

Outside:

The rear garden provides an excellent outdoor environment for family life. Predominantly laid to lawn and enclosed by panel fencing, there is plenty of room for children to play whilst providing a blank canvas for a new owner to introduce planting, seating and entertaining areas to their own tastes. The property further benefits from driveway parking and access to the garage.

Garage:

The garage provides secure parking together with valuable additional storage space, complementing the driveway and adding further practicality to this exceptionally well-planned family home.

Agents Note:

The predicted EPC rating for this property is B.



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: 1541 ft² (excluding garage)

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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