



Camberton Road  
Linslade, LU7 2UN

Guide Price £540,000

4 2 2 C

A row of icons representing property features: a bed icon for 4 bedrooms, a shower icon for 2 bathrooms, a sofa icon for 2 living areas, and a staircase icon for a garage. The number 'C' is positioned to the right of the staircase icon.

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## Camberton Road

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We are delighted to offer for sale this extended four bedroom detached family home, situated at the end of a cul-de-sac on the highly sought after Camberton Road. Presented in excellent order throughout and offering versatile accommodation, this impressive home combines generous living space with a thoughtfully landscaped garden and driveway parking, making it ideal for modern family life. Viewing is highly recommended.

### Location:

### Ground Floor:

The accommodation begins with an entrance hall providing access to the cloakroom/WC and the living room. The L-shaped living room is a particularly generous space, offering flexibility in layout and ample room for a variety of furniture arrangements. Quality wood effect flooring flows throughout the ground floor, creating a cohesive and stylish finish. A door from the living room opens into a snug - a versatile room which could serve as a playroom, home office or additional sitting area. This space is open plan to the kitchen/dining room, forming a sociable and adaptable area ideal for everyday living and entertaining. Stairs rise to the first floor, and a door leads to the utility room which provides space for a washing machine and tumble dryer, along with a side door offering convenient external access. The kitchen/dining room has been refitted with a modern range of wall and base level units, offering excellent storage and work surface space. There is provision for an American style fridge freezer and range cooker, catering perfectly to family needs. The dining area is well positioned to enjoy views over the rear garden via double glazed French doors which open onto the patio, creating an easy connection between indoor and outdoor spaces.





### First Floor:

The landing is naturally bright, benefitting from a Velux window and providing access to all four bedrooms and the family bathroom. There is also a built-in storage cupboard, built-in airing cupboard and loft access. The master bedroom sits to the rear and features fitted wardrobes along with a fitted ensuite shower room, finished with matching tiled walls and floor, low level WC, pedestal wash hand basin and shower cubicle. A central guest bedroom is enhanced by a large Velux window and laminate flooring, while to the front of the property is a further double bedroom with built-in wardrobe. The fourth bedroom is a generous single room, also benefitting from built-in wardrobes. The family bathroom has been fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panel bath and separate shower cubicle, with tiling to water sensitive areas.

### Outside:

To the front, a block paved driveway provides off-street parking for three vehicles and continues along the side of the property to the garage. The rear garden has been thoughtfully landscaped to create an excellent family space, featuring a generous paved patio area, lawn and a separate play area. A courtesy door provides access into the garage, which is supplied with power and lighting.

### Agents Note:

The vendor of this property is an employee of Quarters Estate Agents.



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: 1640 ft<sup>2</sup>

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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