



Drakes Avenue
, Leighton Buzzard, LU7 3AF

Price £450,000



4



3



1



Q **QUARTERS**
ESTATE AGENTS

EST. 2011

Drakes Avenue

, Leighton Buzzard, LU7 3AF

Quarters are delighted to offer for sale with no upper chain this spacious four double bedroom detached family home located on this popular modern development. The versatile accommodation comprises; Entrance hallway, lounge/dining room, kitchen, family room, cloakroom/WC, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, driveway parking and garden. Viewing is highly recommended.

*** Archive Photos Displayed ***

Entrance Hall:

Enter via composite front door. Single panel radiator. Doors to all ground floor rooms. Stairs to first floor. Recessed lighting.

Family Room:

16'6" x 8'2" (5.03 x 2.49)

Double glazed window to front aspect. Double panel radiator.

Kitchen:

15'8" x 7'9" (4.78 x 2.36)

Double glazed window to front aspect. Single panel radiator. Fitted kitchen comprising stainless steel sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated fridge freezer, dishwasher, washing machine, oven and hob with filter hood over. Tiling to water sensitive areas.

Cloakroom/WC:

Fitted white suite comprising low level WC and vanity wash hand basin. Chrome heated towel rail. Ceramic tile floor. Part tiled walls. Extractor fan.

Lounge/Dining Room:

23'5" x 11'2" (7.14 x 3.40)

Two sets of double glazed patio doors to garden. Two double panel radiators. Television point. Telephone point.

First Floor:

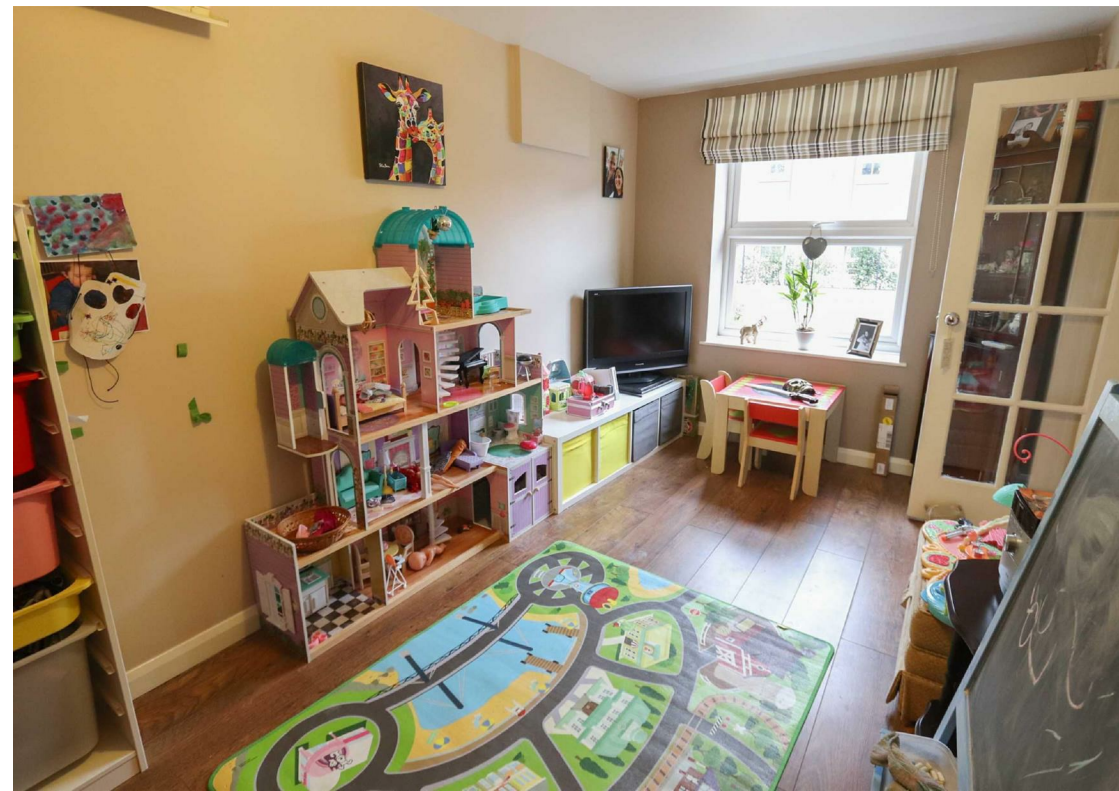
Landing:

Doors to all bedrooms and family bathroom. Single panel radiator. Airing cupboard and storage cupboard. Loft access.

Master Bedroom:

12'1" x 11'0" (3.68 x 3.35)

Two double glazed windows to front aspect. Single panel radiator. Built in wardrobe. Telephone point. Television point. Door to:





En-Suite:

Double glazed window to side aspect. Chrome heated towel rail. Fitted suite comprising Low level WC, vanity wash hand basin and shower. Tiling to all walls. Ceramic tile floor. Shavers point. Extractor fan.

Bedroom Two:

12'4" x 8'9" (3.76 x 2.67)
Double glazed window to front aspect. Single panel radiator. Built in wardrobe.

Bedroom Three:

11'9" (Into Recess) x 8'8" (3.58 (Into Recess) x 2.64)
Double glazed window to rear aspect. Single panel radiator.

Bedroom Four:

10'8" x 7'9" (3.25 x 2.36)
Double glazed window to rear aspect. Single panel radiator.

Family Bathroom:

Double glazed window to rear aspect. Single panel radiator. Fitted suite comprising low level WC, vanity wash hand basin and panel bath with shower attachment. Part tiled walls. Ceramic tile floor. Shavers point. Extractor fan.

Outside:

Front:

Driveway leading to front door and courtesy door to rear garden. Lawn area with mature shrub borders.

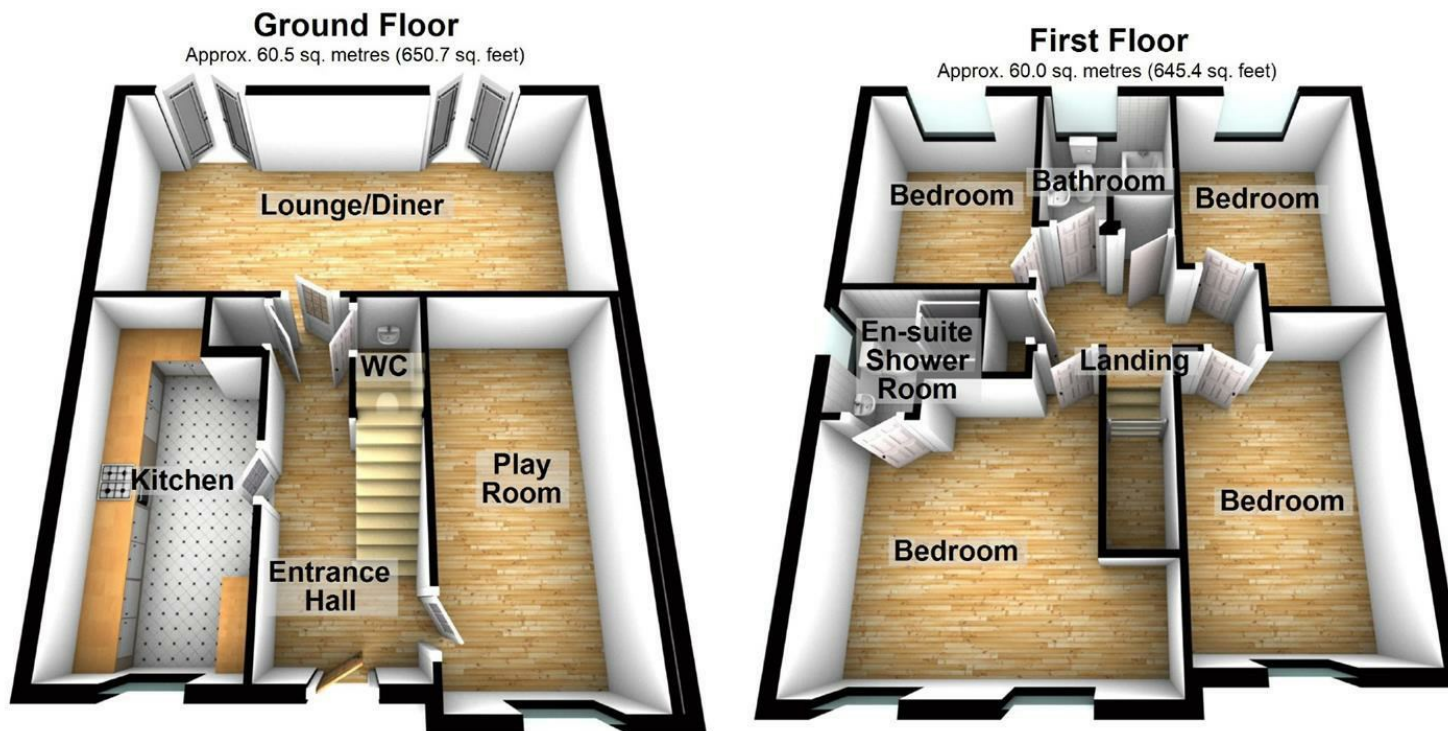
Rear Garden:

Paved patio area with remainder mainly laid to lawn. Access to front of property. Panel fence borders.



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: approx. 120.4 sq. metres (1296.1 sq. feet)

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@quartersestateagents.co.uk <https://www.quartersestateagents.co.uk>