Pennivale Close

Leighton Buzzard, LU7 3ES

Offers In Excess Of £450,000

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QUARTERS
YOUR NEXT MOVE

Pennivale Close

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Quarters are delighted to offer for sale this individually built three bedroom detached bungalow, situated in a tucked away position with private gated driveway and located in this highly sought after cul-de-sac which is within walking distance of the Town Centre. The property is finished to a high standard and provides bright and modern open plan living with accommodation comprising: Entrance hallway, lounge, dining room, cream gloss kitchen with appliances, three bedrooms (master with ensuite) and a further bathroom. Externally there is a detached building suitable for a home office or guest bedroom as well as a stunning landscaped garden with built in seating, hot tub, BBQ area and pagoda with mature grape vines. Additional benefits include double glazing, gas heating and gated driveway parking. Viewing is highly recommended to appreciate this unique home and the setting it has to offer.

Location:
Pennivale Close is a sought after cul-de-sac which is situated within walking distance of the historic Market Town Centre. This property is ideally placed for local convenience stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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 at 30 minutes.

Entrance Hallway
Ent via double glazed stable door. Double doors to living area. Further doors to all bedrooms and bathroom. Built in storage cupboard. Wood effect flooring. Access to loft. Radiator.

Lounge
Double glazed double doors to garden. Television point. Wood effect flooring. Radiator. Open to:

Dining Room
Double glazed double doors to garden. Wood effect flooring. Mirrored radiator. Feature shelving to one wall.

Kitchen
Fitted handleless cream gloss fitted kitchen comprising inset one and a half bowl sink with cupboard under. Further range of base and wall level units with granite work surface over. Integrated dishwasher, washing machine, fridge, freezer, oven and microwave combo oven. Further integrated hob with filter hood over. Cupboard housing gas boiler. Wood effect flooring. Window to front.

Master Bedroom
Two double glazed windows to front with shutter blinds fitted. Fitted wardrobes to one wall. Feature radiator. Door to

Ensuite:
Double glazed window to side with fitted shutter blind. Luxury fitted suite comprising low level WC, vanity basin and walk in shower. Tiling to all walls and floor. Chrome heated towel rail.

Bedroom Two
Double glazed window to side. Radiator. Fitted wardrobes and storage.

Bedroom Three
Double glazed window to side. Radiator. Fitted wardrobes and storage.

Bathroom
Double glazed window to side. Mirror radiator. Fitted white suite comparing low level WC, pedestal basin and panel bath with shower screen. Tiling to water sensitive areas.

Outside

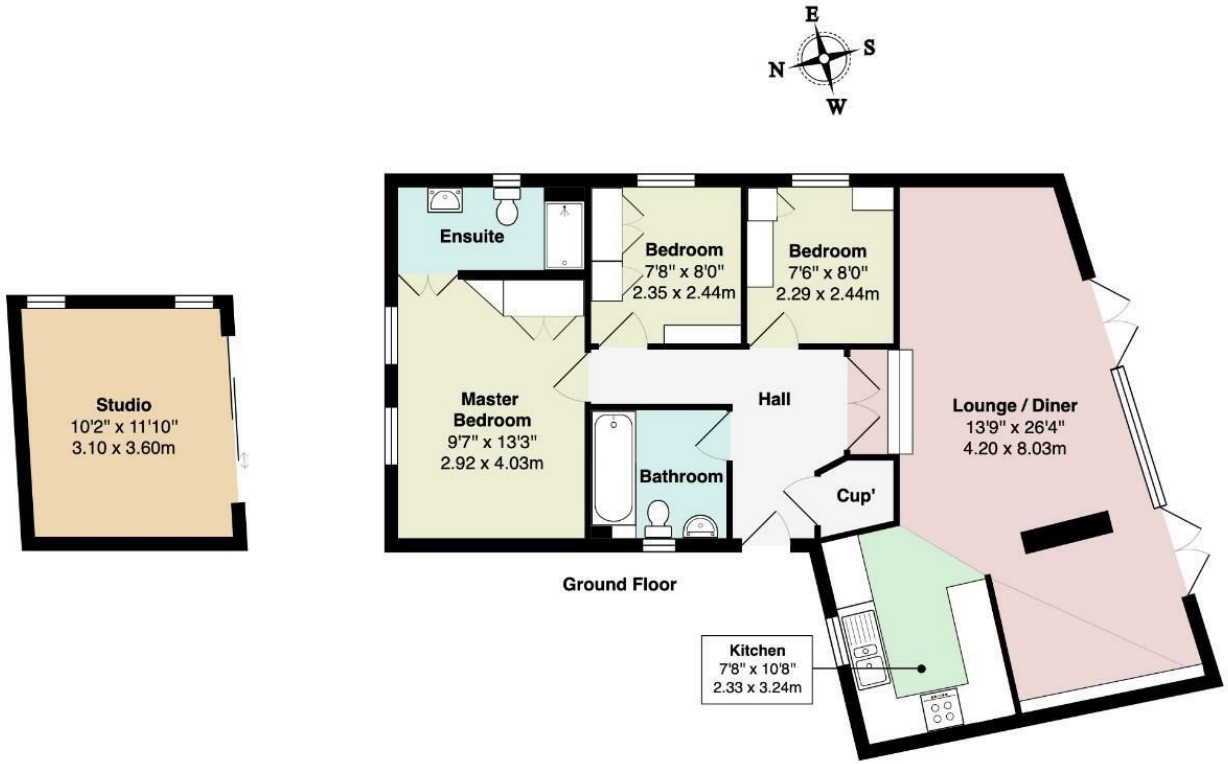
Detached Home Office
Detached from the main house with feature external lighting. Accessed via a double glazed sliding door. Wood flooring. Two double glazed windows to side. Power and lighting.

Front
A gravel driveway leads to the main gate. Beyond is a block paved driveway for three to four cars. Either side of the drive are raised planters with mature shrubs and trees. Handy built in storage sheds. There is a tucked away seating area with pagoda. From here you can access the home office or walk down the path to the front door. There is access either side of the property to the rear.

Rear
A beautifully thought out southerly facing rear garden, landscaped to include a raised deck area with pagoda that has mature vines growing, built in seating around the garden, artificial grass lawn, built in cooking area with bbq and inset hot tub within the decked area. Two awnings are fitted to the rear of the property.

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



Approximate Area: 815 ft² ... 75.7 m² (excluding studio)

Approximate Area of Studio: 120 ft² ... 11.1 m²

Total Approximate Area: 935 ft² ... 86.8 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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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