



Davy Way
Clipstone Park Leighton Buzzard, LU7 3RR

Prices From £610,000



QUARTERS
YOUR NEXT MOVE

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We are privileged to offer for sale this stunning four bedroom new build detached home, with high specification finish and attention to detail that separates this project from other new home builders. The Avondale benefits from an exceptional layout, providing bright and spacious accommodation comprising: Entrance hallway, cloakroom/WC, lounge, study, open plan kitchen/diner/family room, utility room, four double bedrooms, ensuite to master and a family bathroom. Additional benefits include a landscaped garden, detached garage and driveway parking for multiple 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:

The spacious entrance hallway provides a warm welcome and gives access to the lounge, kitchen/diner, family room, cloakroom/WC and first floor via the stairs. The generous lounge is bright and airy with dual aspect windows and patio doors. There is ample space for a range of furniture with access directly to the rear garden which is perfect for enjoying pleasant views. The family room is an excellent and versatile reception room, also suitable for use as a formal dining room or sitting room, if desire. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. There is a built-in storage cupboard which is an excellent space for coats and shoes. The kitchen/diner is to the rear, the stylish kitchen has a range of wall and base line units, there also is plenty of work surface space. A breakfast bar is a nice touch for a quick bite to eat with a space for dining table allowing for plenty of space for entertaining. The utility room is situated off the kitchen with ample work surface space and room for additional white goods to suit all needs. A patio door from the kitchen/diner and utility room provides access to the stunning rear garden.



First Floor:

The landing provides access to all five bedrooms and family bathroom. The master bedroom has dual aspect windows which allow an ambiance of light to flow through. It's neutral décor and stylish design make it easy to add additional furniture to suit all needs. There is further door which leads to the en-suite. The en-suite shower room comprises of a low level WC, vanity hand wash basin and shower. A further double bedroom is to the front, there is dual aspect windows which makes the room light and bright with an en-suite shower room, a perfect guest room if required. Two further double bedrooms, one to the front and one to the rear, thoughtfully planned out with ample space for a range of furniture. A single bedroom is centrally located it would make an excellent study if required with a view of the front. The four piece family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin, panel bath and shower.

Outside:

To the side is a paved driveway for multiple cars which leads to the garage. The garage is accessible via the garden and to the front. A paved path follows around from the driveway to the front door. The landscaped rear garden is mostly laid to lawn.

Agency Note:

Please contact us as soon as possible to register interest, as there are some great incentives available on certain plots.

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



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location

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