



Plover Road  
Leighton Buzzard, LU7  
Price £375,000



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# Plover Road, Leighton Buzzard, LU7 4AW

Quarters are delighted to offer for sale this four bedroom semi-detached family home superbly situated in a cul-de-sac on this ever popular modern development. The property is presented to the market in excellent order, having been improved by the current owners, with accommodation comprising; Entrance hallway, cloakroom/WC, refitted kitchen/dining room, lounge, four bedrooms (master with refitted en-suite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, low maintenance garden, garage and parking for two cars. Viewing is highly recommended.

## **Entrance Hall:**

Enter via composite front door. Radiator. Ceramic tile floor. Cupboard under stairs. Stairs to first floor. Doors to cloakroom/WC, kitchen/dining room and lounge.

## **Cloakroom/WC:**

Chrome heated towel rail. Ceramic tile floor. Fitted suite comprising Low level WC and vanity wash hand basin. Tiling to all walls. Recessed lighting.

## **Kitchen/Dining Room:**

13'10 x 9'00  
Double glazed bay window to front aspect. Double panel radiator. Ceramic tile floor. Refitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Integrated dishwasher, washing machine, fridge freezer, oven and induction hob with hood over. Waste disposal unit. Tiling to water sensitive areas. Recessed lighting.

## **Lounge:**

16'1 x 11'8 (max)  
Double glazed doors to conservatory. Double glazed window to rear aspect. Two radiators. Television point. Telephone point.

## **Conservatory:**

16'2 x 7'4  
Of brick base and double glazed construction. Ceramic tile floor. Power and lighting. Double glazed doors to garden. Courtesy door to garage.

## **First Floor:**

### **Landing:**

Airing cupboard. Doors to first floor bedrooms and family bathroom.

### **Bedroom Two:**

11'4 x 9'1  
Double glazed window to rear aspect. Single panel radiator. Built in wardrobes.

### **Bedroom Three:**

10'2 x 9'1  
Double glazed front aspect. Single panel radiator. Built in wardrobes.

### **Bedroom Four:**

8'00 x 6'8  
Double glazed window to rear aspect. Single panel radiator.

### **Family Bathroom:**

Double glazed window to front aspect. Chrome heated towel rail. Ceramic tile floor. Refitted suite comprising: Low level WC, vanity wash hand basin and panel bath. Tiling to all walls. Recessed lighting.

## **Second Floor:**

### **Landing:**

Door to:

## **Master Bedroom:**

21'00 x 10'2  
Double glazed windows to dual aspects. Two radiators. Built in wardrobes. Television point. Door to:

### **En-Suite:**

Double glazed window to rear aspect. Chrome heated towel rail. Underfloor heating. Ceramic tile floor. Refitted suite comprising: Low level WC, vanity wash hand basin and shower cubicle. Tiling to all walls. Shaver point. Recessed lighting.

## **Outside:**

### **Front:**

Path to front door with neat borders. Driveway extending to garage. Further area to front with gravelled parking space and remainder laid mainly to mature shrubbery.

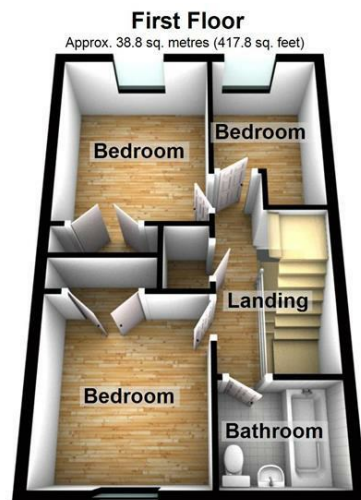
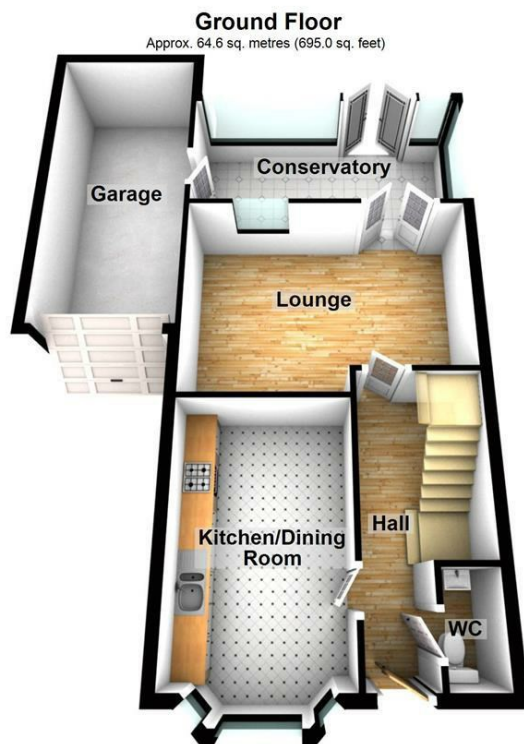
### **Rear:**

Low maintenance rear garden with paved patio area and remainder laid mainly to shingle with raised beds.

### **Garage:**

18'5 x 7'10  
Access via up and over garage door. Power and lighting. Eaves storage. Courtesy door to conservatory.

## Floor Plan



Total area: approx. 135.3 sq. metres (1455.8 sq. feet)

## Map



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