

Goshawk Green

Leighton Buzzard, LU7 4DP

Offers In Excess Of £400,000

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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this four bedroom family home located on this popular modern development and within catchment area for Greenleas Kestrel Way, Leighton Middle, and Cedars Upper Schools. The property is presented to the market in excellent decorative order with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, kitchen/diner, four double bedrooms (ensuite to master), first floor bathroom and second floor shower room. Additional benefits include double glazing, gas heating, landscaped garden and allocated parking for two cars. Viewing is highly recommended.

Location:

The ever popular location of Goshawk Green is situated in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield.

Ground Floor:

Upon entering the property, you are welcomed by a hallway which provides access to the ground-floor accommodation. The first floor is accessible via the stairs. The lounge is a particularly good size, providing plenty of room for comfortable seating and creating an inviting environment in which to relax with family or entertain guests. The layout offers a natural separation between the main reception room and the kitchen/dining area. The kitchen/diner is arranged to make practical use of the available space, with room for essential appliances and dining arrangements. This area provides a functional setting for everyday meals and busy family life. A separate cloakroom completes the ground floor, adding further convenience for residents and visitors alike. There is two generous cupboard which provide ample storage.

























First Floor:
Moving to the first floor, the landing provides access to two bedrooms and the family bathroom. The double bedroom on this level offers generous proportions and ample potential for a range of bedroom furnishings. It has a bright and airy feel with dual double glazed windows. The second bedroom is well suited to a child's bedroom, guest accommodation or a home office, depending on individual requirements. The family bathroom is conveniently positioned on this floor to serve the bedrooms and comprises of a low level WC, vanity hand wash basin and panel bath.

Second Floor:
The second floor offers two further bedrooms, providing additional flexibility for a growing family or those requiring extra space for guests, hobbies or working from home. One bedroom which could be the master if required, benefits from its own en-suite facilities, creating a practical arrangement for those seeking additional privacy. The fourth bedroom offers further versatile accommodation, with scope to suit a variety of needs. There is ample space for a range of furniture. A further bathroom serves this floor, adding to the practicality of the layout.

Outside:
To the front is a pebbled boarder with paved stairs leading to the front door. The rear garden is low maintenance with a good sized paved area, this provides ample space for entertaining. There is a gate to the side alleyway and a further gate to the rear which flows to the parking.

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: 1284 ft²

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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