



Morse End

Leighton Buzzard, LU7 3RD

Offers In Excess Of £400,000



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YOUR NEXT MOVE

# Morse End

Leighton Buzzard, LU7 3RD

We are delighted to offer for sale this beautifully presented three bedroom townhouse which was constructed in 2022 and is offered in show home condition, having been further enhanced by the current vendors with a number of tasteful and practical upgrades. Arranged over three floors, the property offers bright, well-balanced accommodation ideal for modern family living, with highlights including a stunning master bedroom, landscaped rear garden and parking for two 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:

A composite front door opens into a welcoming entrance hall which immediately sets the tone for the quality found throughout. The hall provides access to the cloakroom/WC, kitchen/breakfast room and lounge/dining room, with stairs rising to the first floor and a useful built-in storage cupboard tucked neatly beneath. Of particular note is the stylish glazed sliding door into the kitchen, upgraded by the vendors and allowing natural light to flow through the hallway. The kitchen/breakfast room has been fitted with a contemporary range of wall and base level units with ample work surface space, complemented by a selection of integrated appliances to suit everyday needs. Since new, the vendors have added a central island unit which elevates the space both practically and aesthetically, providing additional storage and a breakfast bar ideal for casual dining or entertaining. There is ample room for further freestanding furniture, making this a sociable and functional space. To the rear of the property, the lounge/dining room spans the full width of the home and enjoys a pleasant outlook over the garden. This is a generous and inviting room with plenty of space for a range of sofas and living room furniture plus a dining table. French doors provide direct access to the garden, enhancing the sense of light and connection with the outside space.

## First Floor:

The first floor landing is notably spacious and provides access to two well-proportioned double bedrooms and the family bathroom. Both bedrooms comfortably accommodate double beds along with additional bedroom furniture, making them ideal for family members, guests or use as a home office if required. The family bathroom is fitted with a modern three piece suite comprising of a low level WC, wash hand basin and panel bath with shower over, finished with contemporary tiling and in keeping with the rest of the home's high standard of presentation.



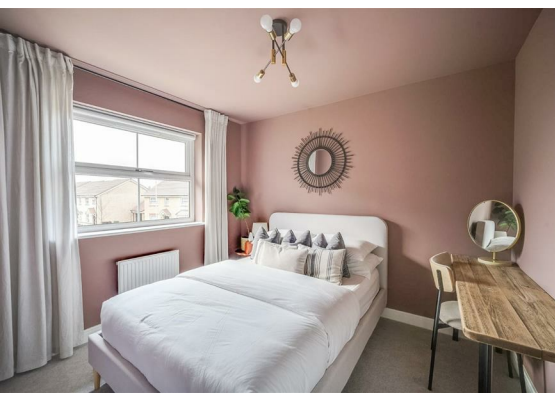


#### Second Floor:

Occupying the entire top floor is the impressive master bedroom suite. This is a generous and well-designed space with ample room for a king size bed, wardrobes and additional furniture. The ensuite shower room adds a luxurious touch, fitted with a modern three piece suite and finished with stylish tiling. This floor provides a private retreat, ideal for modern living.

#### Outside:

Externally, the property continues to impress, with a neatly maintained larger than usual front garden plus parking for two cars. The rear garden has been landscaped by the current owners to provide a versatile and well presented outdoor space with patio and lawn areas, plus space to the side well put to use with a storage shed.



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: 1187 ft<sup>2</sup>

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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