



Thrift Road

, Heath And Reach, LU7 0AX

Offers In Excess Of £375,000



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QUARTERS

YOUR NEXT MOVE

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, Heath And Reach, LU7 0AX

Quarters are delighted to offer for sale this two double bedroom semi-detached family home located in the highly sought after village of Heath & Reach and within catchment area of popular local schooling. The property provides excellent potential to extend (STTP) with planning permission has been granted for a single storey rear extension (CB/21/02434/FULL) and lawful development has been granted to convert the loft space (CB/15/01348/LDCP) - see proposed floorplan. The property has been largely improved by the current owners, with accommodation currently comprising; Entrance porch, lounge with multi-fuel stove, refitted kitchen/dining room, conservatory, two double bedrooms and a large family bathroom. Additional benefits include gas heating, generous garden, garage, home office and ample driveway parking. Viewing is highly recommended.

Location:

Thrift Road is a quiet road close to Rushmere Park in the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses, good school catchment and a range of walks and footpaths which include Rushmere and Stockgrove Country Parks among it's many close by attractions, as well as a recreation ground located in the road. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via a composite front door into the porch. There are double glazed windows to dual aspect and a built in bench which also provides shoe storage, and there is a door to the lounge. The lounge is a bright and spacious room with a multi-fuel stove providing an outstanding feature. There are stairs to the first floor with a cupboard under and a door to the kitchen/dining room. The kitchen/dining room has been knocked through to provide an excellent space, and has been refitted with a fashionable range of shaker style units. Integrated appliances include fridge freezer, double oven, microwave, induction hob and a washing machine. There are further outstanding features such as recessed USB charging pods, space saving cupboards, plinth lighting and Karndean flooring. Double glazed sliding doors open into the conservatory which is connected to the central heating and enjoys views of the rear garden.





First Floor:

The landing features a built in cupboard and provides access to the bedrooms and family bathroom. The master bedroom faces the front aspect and enjoys views over parkland. The generous room provides ample space for a range of furniture and there are both built in and fitted wardrobes. Bedroom Two is a good sized double room with an outlook to the rear garden. The larger than usual family bathroom is fitted with a four piece suite comprising of a low level WC, wash hand basin, corner bath and shower cubicle.

Outside:

To the front of the property is a landscaped wall enclosed garden featuring a range of shrubbery and a path leads to the front door. To the side of the property is a driveway providing easy access through to the garage and rear parking area. The generous rear garden provides a patio area to the rear of the conservatory, and a block paved parking area for multiple cars. There is a covered storage area, alongside the garage & home office, and this extends to a neat lawn with mature shrubbery to the borders, and beyond the lawn is a raised deck which enjoys a wealth of sunlight throughout the day.

Garage & Home Office:

The vendors have made improvements to the existing garage including restructuring of the roof, adding two roof lanterns to introduce natural light, and the addition of an automatic garage door. An extension has been added to the rear to provide a generous insulated home office, which could be used for a variety of purposes, and the room enjoys views of the rear garden and plenty of natural light.



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: 1343 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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