



15 Dimmock Close, Leighton Buzzard, LU7 4RY

Price £350,000

VIDEO VIEWING

Quarters are delighted to offer for sale this four bedroom townhouse, situated in a quiet no through road in this popular modern development providing schooling, local amenities and green spaces within walking distance. The property is presented to the market in good order, and provides flexible family accommodation comprising: Entrance hallway, cloakroom/WC, open plan kitchen/ diner/ lounge, family room, four bedrooms (two with en-suite shower rooms) and family bathroom. Additional benefits include double glazing, gas central heating, and allocated parking. Viewing is highly recommended.

Entrance Hallway:

Enter via front door. Single panel radiator. Doors to kitchen area, lounge area and cloakroom/WC. Stairs to first floor.

Cloakroom/WC:

Double glazed window to front aspect. Single panel radiator. Fitted white suite comprising low level WC and wall mounted wash hand basin. Tiled splash back. Ceramic tile floor.

Open Plan Living: 25'9" (max) x 15'3" (max) (7.85 (max) x 4.65 (max))

Kitchen Area:

Double glazed window to front aspect. Under counter heater. Fitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Space for fridge freezer, washing machine and dishwasher. Integrated oven and four ring gas hob with filter hood over. Tiling to water sensitive areas. Ceramic tile floor.

Lounge/ Dining Area:

Double glazed window to rear aspect. Double glazed doors to garden. Two single panel radiators. Storage cupboard under stairs.

First Floor:

Landing:

Doors to family room and bedroom. Single panel radiator. Stairs to second floor.

Family Room: 15'3" x 11'11" (max) (4.65 x 3.63 (max))

Two double glazed windows to rear aspect. Two single panel radiators.

Bedroom One: 13'7" x 8'6" (4.14 x 2.59)

Double glazed window to front aspect. Single panel radiator. Television point. Door to:

En-Suite Shower Room:

Double glazed window to front aspect. Single panel radiator. Fitted white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas. Ceramic tile floor. Extractor fan.

Second Floor:

Landing:

Doors to all second floor bedrooms and family bathroom. Single panel radiator. Airing cupboard.

Bedroom Two: 11'8" x 8'7" (3.56 x 2.62)

Double glazed window to rear aspect. Single panel radiator. Door to:

En-Suite Shower Room:

Single panel radiator. Fitted white suite comprising low

level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas. Ceramic tile floor. Extractor fan.

Bedroom Three: 9'8" x 8'7" (2.95 x 2.62)

Double glazed window to front aspect. Single panel radiator.

Bedroom Four: 8'5" x 6'5" (2.57 x 1.96)

Double glazed window to rear aspect. Single panel radiator.

Bathroom:

Double glazed window to front aspect. Single panel radiator. Fitted white suite comprising low level WC, pedestal wash hand basin and panel bath. Tiling to water sensitive areas. Ceramic tile floor. Extractor fan.

Outside:

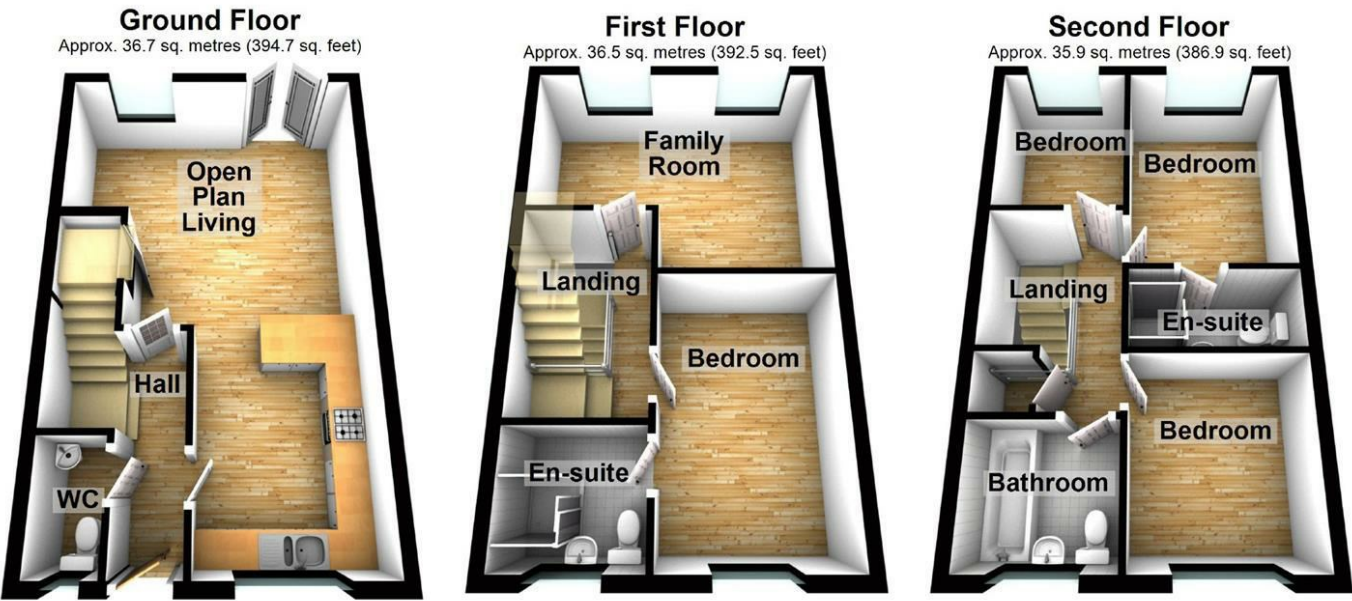
Front:

Paving to front door.

Rear:

Paved patio area with remainder mainly laid to lawn, with mature plants and shrubs. Enclosed by panel fence borders. Courtesy gate to path leading to parking area.

Floor Plan

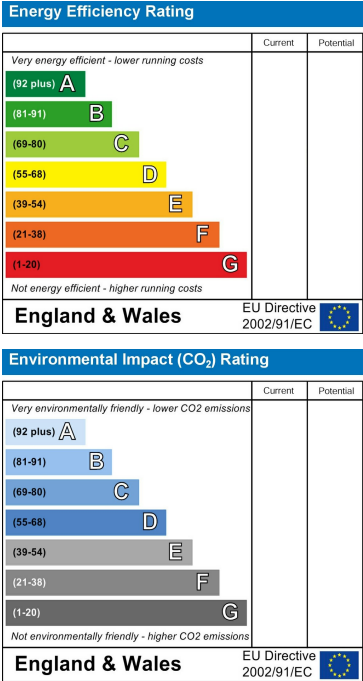


Total area: approx. 109.1 sq. metres (1174.1 sq. feet)

Area Map



Energy Efficiency Graph



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