Babbage Grove

Leighton Buzzard, LU7 3GA

Offers In Excess Of £600,000

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QUARTERS
YOUR NEXT MOVE

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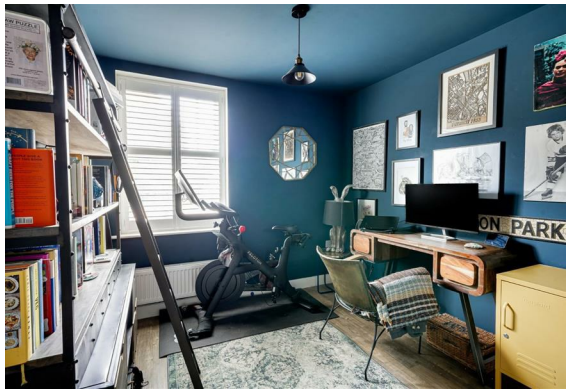
We are delighted to offer for sale this four bedroom detached family home, located in this popular modern development on the outskirts of Leighton Buzzard. The property is presented to the market in excellent order, with accommodation comprising: Entrance hallway, study/ family room, WC, lounge, dining room, kitchen, utility room, four bedrooms (master with en-suite shower room) and family bathroom. Additional benefits include double glazing, gas heating, generous rear garden and driveway and garage. Viewing is highly recommended to appreciate the space and finish of this property.

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 modern homes, each with ample 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 at 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:

This impressive home offers generous and versatile accommodation throughout, with a spacious entrance hall leading to all the downstairs rooms and first floor via the stairs, which provides excellent flexibility for both family living and entertaining. The heart of the home is the stylish kitchen and dining area, which has dual aspect windows which allow for an abundance of light to flow through. There is doors to the rear garden via the kitchen. The central island provides a great space for a quick bite to eat. There is a separate utility room with a door to the rear garden. The generous proportions and thoughtful layout create a comfortable and practical environment for modern family life. The lounge is thoughtfully planned to include a door to the rear garden, there is a noticeably cosy feel throughout the space with ample space for a range of furniture. The good sized study/ family room and is versatile to suit individual needs. The cloakroom/ WC comprises of a low level WC and vanity hand was basin.



First Floor:
Upstairs, there are four spacious double bedrooms, all rooms have the added benefit of wardrobe space. The master bedroom benefits from an ensuite shower room which comprises of a low level WC, vanity hand wash basin and shower. The bathroom is centrally located and is a good sized four piece suite comprising of a low level WC, vanity hand wash basin, panel bath and separate shower.

Outside:
Externally, the property continues to impress with a well-maintained rear garden, offering an attractive space for outdoor dining, entertaining or simply relaxing. A private driveway and garage provide excellent parking and additional storage. The current owners have extensively updated and improved the property since taking ownership, creating a home that is presented to a particularly high standard.

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: 1665 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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