



Plantation Road

Leighton Buzzard, LU7 3HJ

Guide Price £550,000



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We are delighted to present to the market, this stunning four double bedroom family home located on the highly sought after Plantation Road and with no upper chain. The property has been improved by the current owners and provides bright and spacious accommodation comprising: Entrance hallway, cloakroom/WC, 23ft open plan kitchen/living/dining room, family room, four double bedrooms, two ensuites and a family bathroom. Additional benefits include double glazing, gas heating, garage and driveway parking. Viewing is highly recommended.

Location:

Plantation Road has long been considered amongst the most prestigious within Leighton Buzzard, with one end close to the town centre, and the other at the edge of the beautiful Rushmere Country Park. This property is located towards the town centre, which presents a wealth of local amenities just few minutes walk away. There are also footpaths leading to the nearby river Ouzel and Grand Union canal. The mainline rail station is approximately 1.3 miles away, with trains to London Euston in as little as 30 minutes. There are also a number of popular schools nearby to choose from.

Ground Floor:

Enter via the front door into the hallway, which gives access to the family room, open plan kitchen/living/dining room, cloakroom/WC and there are stairs which lead to the first floor. The 23ft open plan kitchen/living/dining room is the heart of the home, and has been thoughtfully and beautifully designed by the current owners. The kitchen has been refitted to an high standard and features integrated Siemens appliances including, induction hob, oven, dishwasher and fridge/freezer. The kitchen island provides an excellent space to cook and entertain and a range of units provide ample storage. The room receives an abundance of natural light via the dual aspect windows, and bifolding doors provide views and access to the landscaped rear garden. There is plenty of space for a range of living room furniture to one end of the room, and a separate area provides an excellent spot for a family sized dining table. The family room faces the front aspect and would make an excellent playroom, snug or study.





First Floor:

The landing provides access to three of the four bedrooms and the family bathroom. The largest of the bedrooms on the first floor would make an excellent guest bedroom or master suite. A dressing area sits to the side of the bedroom and provides ample space for wardrobes plus access to the ensuite. The ensuite shower room is fitted with a three piece suite, including low level WC, vanity wash hand basin and walk in shower cubicle. The two further bedrooms on the first floor are excellent double rooms, making this an ideal choice for families, and both enjoy views over the rear garden. Both bedrooms are light and bright and would accommodate a wealth of bedroom furniture. The built-in cupboard on the landing makes an excellent utility cupboard and features plumbing to accommodate a washing machine and tumble dryer.

Second Floor:

The immaculate and stunning master suite occupies the top floor and receives an abundance of light from the dual aspect windows. Fitted wardrobes provide excellent storage and there is further space for a variety of bedroom and dressing room furniture as well as eaves storage.. The pristine ensuite features a wonderful four piece suite comprising of a luxury bath, walk-in shower cubicle, low level WC, and wash hand basin. The room is finished nicely with stylish tiling, and there is also further access to eaves storage.

Outside:

To the front of the property is a hedgerow to the boundary, and a path extends to the front door, flanked by neat lawn areas. The rear garden is laid mostly to lawn with paved and decked patio areas providing an ideal spot to enjoy the afternoon sun. Raised beds surround the rear of the garden and steps lead down to a courtesy door opening to the garage. The garage is accessed via an up and over door to the front and has power and lighting as well as eaves storage space.



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: 1659 ft² (excluding garage)

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk