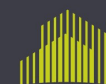




Cotefield Drive

Leighton Buzzard, LU7 3DN

Offers In Excess Of £575,000



QUARTERS
YOUR NEXT MOVE

Cotefield Drive

Leighton Buzzard, LU7 3DN

*** VIEWINGS TO COMMENCE ON SATURDAY 9TH AUGUST 2025 ***

We are delighted to offer for sale this bright and spacious four bedroom detached family home, ideally situated on the sought-after Cotefield Drive development and offered with no upper chain. The property boasts excellent potential to extend (STPP), and is presented in excellent condition throughout - making it an ideal home for growing families looking for generous accommodation and a private plot. Highlights include three reception rooms, utility area, double garage, wraparound garden, and driveway parking. Viewing is highly recommended.

Location:

Cotefield Drive sits in a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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.

Ground Floor:

The accommodation begins with a welcoming entrance hall accessed via a modern composite front door. There is a built-in storage cupboard, stairs to the first floor, and access to the ground floor cloakroom/WC, lounge, and kitchen/breakfast room. To the front aspect is a generous kitchen/breakfast room, fitted with a range of wall and base level units with roll edged work surfaces, and integrated appliances including a fridge freezer, dishwasher, double oven and hob with hood over. There is ample space for a breakfast table and a door leading to the side of the property. The spacious lounge enjoys a pleasant outlook to the rear garden through double glazed French doors and offers access via sliding doors to the dining room, which also overlooks the garden. Additionally, a door from the hallway leads into the attached double garage, where a section has been converted to create a useful utility area with space and plumbing for a washing machine and tumble dryer, plus housing for the central heating boiler. A further courtesy door opens to the side of the property.





First Floor:

Upstairs, the landing provides access to the loft and a built-in airing cupboard, with doors to four well-proportioned bedrooms and the family bathroom. Two generous double bedrooms sit to the rear and overlook the private rear garden, both benefitting from built-in wardrobes. The third double bedroom faces the front aspect and also includes built-in wardrobes. The fourth bedroom is a good sized single, ideal for a child's bedroom or home office. The family bathroom has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and quadrant shower cubicle, with stylish tiling to water-sensitive areas.

Outside:

To the front of the property is a neat lawn and a double width driveway extending to the double garage. Gated side access is available on both sides of the property, leading to the wraparound rear garden which is an excellent size and notably private, not being overlooked. The garden has been attractively landscaped to include a paved patio area, central lawn and a wealth of mature shrubbery to the borders, offering a tranquil outdoor space ideal for entertaining or relaxing.



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



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