



Cruickshank Mead
, Leighton Buzzard, LU7 4EE

Guide Price £589,995



 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this four double bedroom executive home situated in this secluded cul-de-sac on the highly sought after Rutherford Fields development. The property boasts countryside views to the front and rear, with accommodation comprising: Entrance hall, lounge, kitchen/dining room, utility room, cloakroom/WC, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas heating, private rear garden, large double garage and ample parking. Viewing is highly recommended.

Location:

Cruickshank Mead is a secluded cul-de-sac on the modern and sought after Rutherford Fields development. This property is situated in an idyllic spot which enjoys countryside views to the front and rear. Rutherford Fields remains a popular location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to local play areas and walking distance to nearby Astral Park and Astral Lake as well as a wealth of countryside. It 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 as 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:

Enter via the front door into a spacious and welcoming hallway which is fitted with Kahrs vinyl flooring which continues through into the kitchen/dining room. There are doors to the lounge, kitchen/dining room and cloakroom/WC, plus stairs leading to the first floor. The dual aspect lounge enjoys plenty of light, and there is ample space for a variety of living room furniture. Pleasant views to the rear are provided via double glazed French doors. The generous kitchen/dining room has been fitted with a fashionable range of wall and base level units with Silestone worktops, and integrated dishwasher, oven and five ring gas hob. There is also a breakfast bar and plenty of space remaining for a dining room table. A door leads to a separate utility room which has space for a washer dryer, stainless steel sink and a courtesy door to the rear garden. The cloakroom/WC has been fitted with a low level WC and vanity wash hand basin, with chrome heated towel rail and tiled floor.





First Floor:

The first floor landing is centrally located and provides access to the bedrooms and family bathroom, as well as the loft space, and there is an airing cupboard. All four bedrooms enjoy far reaching countryside views, which is a standout feature of this executive home. The master bedroom includes built in wardrobes and a stylish ensuite shower room. Bedroom Two also includes a built in wardrobe, whilst the two further bedrooms allow plenty of room for a range of furniture. The family bathroom has been fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, with complimentary tiling to water sensitive areas.

Outside:

To the front of the property is a paved path leading to the front door, and this is flanked by lawn areas and neat shrubbery. The pathway continues to the side, where there is a courtesy door to the detached double garage. There is parking for two vehicles, plus the ability to park in front of the double garage, ensuring ample parking. The landscaped rear garden backs onto open countryside and is not overlooked. There is a generous lawn area and two paved patio areas. Furthermore, there is a timber shed which also features a sun deck.

Double Garage:

The detached double garage is accessed via two garage doors and there is ample space to park two large vehicles. The current owners have built an insulated office space within the garage. There is also a large eaves storage space which has been partially boarded.



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 purchaser's 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



Approximate Area: 1335 ft² ... 124.0 m² (excluding double garage, workshop)

Approximate Area of Double Garage, Workshop: 524 ft² ... 48.7 m²

Total Approximate Area: 1859 ft² ... 172.7 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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