Cheshire Rise

Leighton Buzzard, LU7 4ED

Offers In Excess Of £400,000

3 | 1 | 1 | B

QUARTERS
YOUR NEXT MOVE

Cheshire Rise

Leighton Buzzard, LU7 4ED

We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home, built in 2018 and situated within this highly sought-after modern development. The property is centred around an impressive open-plan kitchen/living/dining space that spans the rear of the home, creating a superb environment for modern family life and entertaining. Accommodation comprises: Entrance hall, cloakroom/WC, open-plan kitchen/living/dining room, three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden, driveway parking and a garage. Viewing is highly recommended.

Location:
Cheshire Rise forms part of the popular Rutherford Fields, a modern and family-oriented development on the edge of Leighton Buzzard. The area is well regarded for its proximity to highly rated local schools, green open spaces and everyday amenities. Leighton Buzzard town centre and mainline railway station, with direct services to London Euston, are within easy reach, while excellent road links provide convenient access to the M1 and surrounding road networks.

Ground Floor:
The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a cloakroom/WC. To the rear of the property is where this home truly stands out. The open-plan kitchen/living/dining room occupies the majority of the ground floor and has been designed to create a seamless and sociable living space. The kitchen is fitted with a modern range of wall and base level units with integrated appliances, while the layout provides ample worktop space and storage. The room flows naturally into the dining area, which comfortably accommodates a family sized table, and the living space — a bright and inviting area with plenty of room for furniture. Double glazed doors open directly onto the rear garden, allowing natural light to pour in and enhancing the connection between indoor and outdoor living. The overall feel is one of space, light and versatility - perfectly suited to both everyday family life and entertaining.

First Floor:
The first floor landing provides access to all three bedrooms and the family bathroom. There are two generous double bedrooms, each offering ample space for a range of furniture, while the third bedroom is currently arranged as a bedroom, making the layout ideal for growing families, guests or home working. The family bathroom is fitted with a modern suite comprising a low level WC, wash hand basin and panel bath with shower over, finished with complementary tiling

Outside:
To the front of the property is a driveway providing off-street parking and access to the garage. The rear garden has been landscaped to create an attractive and usable outdoor space, with a patio area directly off the living space - ideal for entertaining - and the remainder is laid mainly to lawn.

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