Kingfisher Drive

Leighton Buzzard, LU7 4SG

Price £425,000

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QUARTERS
YOUR NEXT MOVE

Kingfisher Drive

Leighton Buzzard, LU7 4SG

We are delighted to offer for sale with no upper chain this spacious four bedroom end of terrace townhouse, situated on the popular Kingfisher Drive development and offering versatile and well arranged accommodation across multiple floors, ideally suited to modern family living. The property provides flexible living space including a kitchen/dining/family room, multiple reception options, two en-suites, and an additional loft room with adjoining shower room, alongside a private rear garden and allocated parking for two vehicles. Viewing is highly recommended to fully appreciate the space and flexibility this property has to offer.

Location:
Kingfisher Drive forms part of a well established modern development within Leighton Buzzard, offering convenient access to local amenities, schooling for all ages and pleasant nearby green spaces. The town centre is within easy reach, along with a range of shops, cafés and leisure facilities. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while the A5 and M1 are also accessible for wider travel.

Ground Floor:
The property is entered via a welcoming entrance leading into a well proportioned sitting room positioned to the front, featuring a bay window which allows for excellent natural light and space for a variety of furnishings. This room flows through to the rear via access to the kitchen/dining/family room, creating a natural progression through the home. A cloakroom/WC is also located off the main living area for convenience. The kitchen/dining/family room spans the width of the property to the rear and offers a sociable and practical space, with room for both dining and seating areas alongside a fitted kitchen with integrated appliances. Double doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

First Floor:
The first floor provides further flexibility, with a spacious room to the front which can comfortably serve as a lounge or additional bedroom depending on requirements. To the rear, a well proportioned double bedroom benefits from access to a Juliet balcony, creating a light and airy feel. These rooms are served by a family bathroom fitted with a three piece suite.

Second Floor:
The second floor is arranged with two further double bedrooms, both well sized and offering excellent practicality for family or guests. Each bedroom benefits from its own ensuite shower room, adding a level of comfort and independence to the accommodation, making this floor particularly well suited to older children or visiting guests.

Third Floor:
Stairs rise to an additional loft room which provides a highly versatile space, ideal for a variety of uses - currently utilised as a bedroom suite. The room is well lit via multiple Velux windows and is complemented by an adjoining shower room, further enhancing its usability and flexibility within the home.

Outside:
To the front, the property is approached via a neat paved pathway with low maintenance stone areas creating a tidy frontage. The rear garden offers a private and enclosed space, beginning with a paved patio area directly off the kitchen/dining room, ideal for outdoor dining, with the remainder laid to artificial lawn and bordered by raised bedding. This provides a balanced outdoor space suitable for both relaxing and entertaining.

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: 1628 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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