



Bacchus Gardens
Leighton Buzzard, LU7 9SA

Guide Price £369,995



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this modern three bedroom semi detached family home situated in a quiet cul de sac within this popular development. This well presented property is ideally located within walking distance of sought after schools, local shops and transport links, with accommodation comprising: Entrance hallway, lounge, kitchen/dining room, cloakroom/WC, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, and driveway parking for at least 2 cars. Viewing is highly recommended.

Location:

The property lies in a quiet road in the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas including one just a few metres away, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.





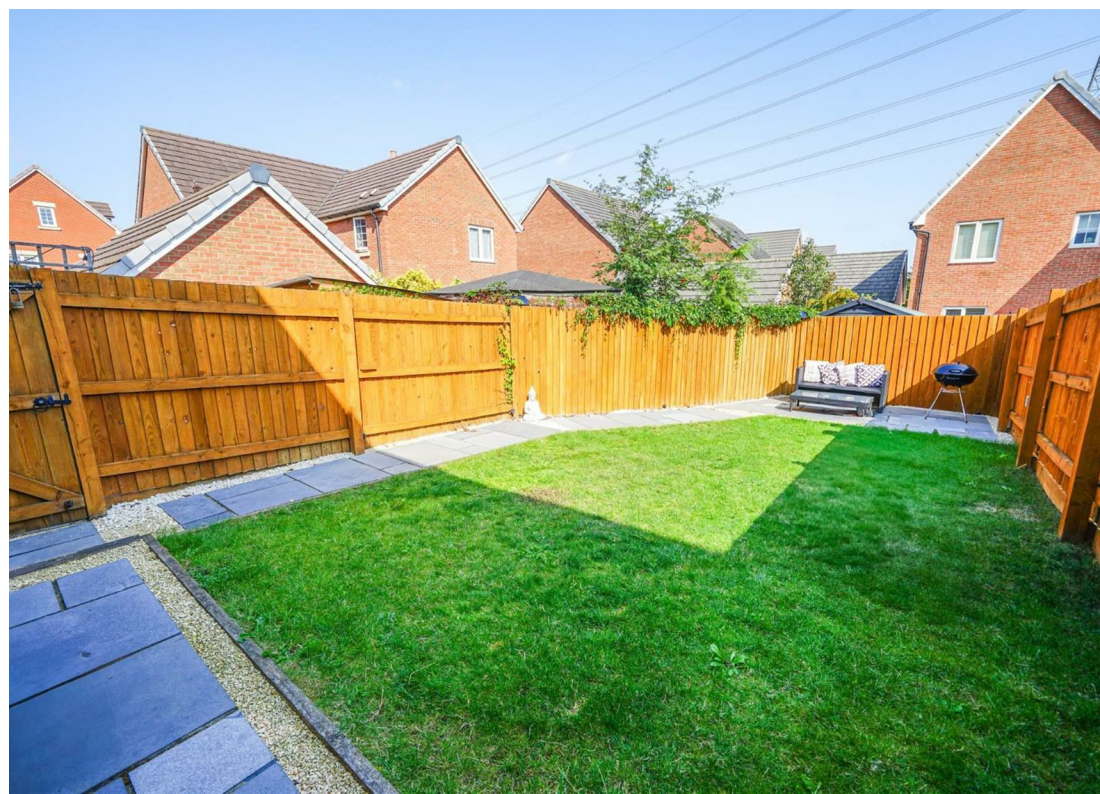
Ground Floor:

A welcoming entrance hall provides access to the spacious lounge, kitchen/diner and cloakroom/WC. The contemporary modern kitchen/diner is fitted with a range of high gloss units, integrated appliances and ample space for further white goods to suit all needs. There is space for a dining room table for a bite to eat. The lounge is to the rear and enjoys excellent natural light with patio doors opening onto the rear garden, its generous size allows for a range of furniture. A cloakroom/WC and under stairs storage completes the ground floor, offering excellent practicality for modern family living.



First Floor:

The landing provides access to all three bedrooms and family bathroom. The master bedroom is to the front, there is ample space for a range of furniture. A further door leads to the ensuite. The ensuite comprises of a low level WC, vanity hand wash basin and shower. The remaining two bedrooms, one a generous double bedroom which has views of the pretty rear garden and a single bedroom to the front which would make an ideal study if required. A stylish family bathroom completes the upstairs and is fitted with a modern three piece suite. Loft access is also available from the landing for additional storage.



Outside:

To the front of the property is a double length driveway providing off road parking for two vehicles, there is a paved pathway leading to the front door. The rear garden is fully enclosed and landscaped with a lawn and paved patio area, creating an ideal space for outdoor dining and entertaining. A side gate provides access onto the driveway.



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: 886 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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