



Wernham Mead

Leighton Buzzard, LU7 3HP

Offers In Excess Of £550,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this well presented four bedroom detached family home, built by Redrow in 2020 to their popular 'Cambridge' design and situated within a quiet cul-de-sac on this highly sought-after modern development. The property offers spacious and well balanced accommodation ideally suited to modern family living, with a particular highlight being the open plan kitchen/dining/family room, alongside a separate utility, ensuite to master bedroom, garage and a landscaped rear garden. Viewing is highly recommended to fully appreciate the layout, position and lifestyle this home has to offer.

Location:

The highly desirable modern development of Leestone Park is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a local convenience store and takeaway food shops, planned green spaces and nearby access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others.

Ground Floor:

The entrance hall provides a welcoming introduction, connecting to all principal ground floor rooms and offering access to a useful cloakroom/WC along with stairs rising to the first floor. The lounge is a well proportioned reception room, positioned to the front and offering ample space for a range of seating arrangements, creating a comfortable and inviting environment. To the rear, the kitchen/dining/family room forms the heart of the home, providing a bright and sociable space ideal for both everyday living and entertaining. The kitchen is fitted with a modern range of wall and base level units with integrated appliances including a dishwasher, fridge freezer, double oven and hob with extractor over, while the dining and family areas offer flexibility for a variety of layouts. French doors open directly onto the rear garden, enhancing the indoor to outdoor flow, and a useful understairs storage cupboard adds further practicality. A separate utility room sits off the kitchen, providing additional space for appliances and access to the side of the property.





First Floor:

The first floor landing provides access to four well proportioned bedrooms and the family bathroom. The two largest bedrooms are positioned to the front, both generous doubles with built-in wardrobes, with the master bedroom also benefitting from an ensuite shower room. Bedrooms three and four overlook the rear garden, offering flexibility for family use, guests or home working. The family bathroom is fitted with a three piece suite comprising a low level WC, wall mounted wash hand basin and panel bath with shower over, with an airing cupboard positioned to one corner.

Outside:

To the front, the property benefits from a neat garden and a block paved driveway providing off-road parking and leading to the garage. The rear garden has been thoughtfully landscaped to provide a balanced and usable outdoor space, featuring paved and decked patio areas ideal for seating and entertaining, with raised planting to the borders and the remainder laid mainly to lawn, creating a private and enclosed setting.

Garage:

The property benefits from a garage accessed via an up and over door, offering secure parking or additional storage space depending on requirements.

Agents Note:

A maintenance charge of £100 per year applies at this development.



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.

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