



Sheepcote Crescent
, Heath and Reach, LU7 0AJ

Offers In Excess Of £465,000



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Quarters are delighted to offer for sale this individually built four bedroom detached family home located in the highly sought after village of Heath & Reach and within walking distance of Rushmere Country Park. The property is presented to the market in excellent order and offers spacious accommodation comprising: Entrance hallway, family room, kitchen, utility room, lounge, dining room, cloakroom/WC, four bedrooms (master with en-suite), and a family bathroom. Additional benefits include gas heating, detached garage, ample driveway parking and southerly facing generous landscaped rear garden. Viewing is highly recommended.

Location:

Sheepcote Crescent is a quiet cul-de-sac right in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses, good school catchment and a range of walks and footpaths which include Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Stone tiled floor. Doors to family room, kitchen, utility room, lounge and cloakroom/WC. Stairs to first floor.

Family Room:

12'6" x 8'2" (Max) (3.66 x 2.49 (Max))
Double glazed window to front aspect. Double panel radiator. Wood effect flooring. Television point. Built in storage cupboards.

Kitchen:

10'3" x 8'8" (3.12 x 2.64)
Double glazed window to front aspect. Double panel radiator. Stone tiled floor. Fitted kitchen comprising: One and a half bowl composite sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated double oven and four ring gas hob with hood over. Space for dishwasher and fridge freezer. Tiling to water sensitive areas.

Utility Room:

8'8" x 5'10" (2.64 x 1.78)
Double glazed door to side. Single panel radiator. Stone tiled floor. Fitted utility comprising: Stainless steel sink with cupboard under and wall unit above. Roll edged work surface. Space for washing machine, tumble dryer and fridge freezer. Tiling to water sensitive areas.

Lounge:

13'4" x 13'3" (4.06 x 4.04)
Double glazed window to rear aspect. Double glazed doors to garden. Double panel radiator. Feature gas fireplace. Television point. Telephone point. Opening to:

Dining Room:

12'3" x 7'3" (3.73 x 2.21)
Double glazed window to rear aspect. Double panel radiator. Television point. Telephone point.





Cloakroom/WC:

Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC and wall mounted wash hand basin with tiled splash-back.

First Floor Landing:

Loft access. Doors to all bedrooms and family bathroom.

Master Bedroom:

13'0" (Max) x 12'5" (Max) (3.96 (Max) x 3.78 (Max))
Two double glazed windows to rear aspect. Double panel radiator. Television point. Door to:

En-Suite:

Double glazed window to side aspect. Chrome heated towel rail. Refitted suite comprising: Low level WC, pedestal wash hand basin and walk-in shower cubicle. Part tiled walls.

Bedroom Two:

12'3" x 7'8" (3.73 x 2.34)
Double glazed window to rear aspect. Double panel radiator. Television point. Airing cupboard.

Bedroom Three:

11'8" x 7'4" (3.56 x 2.24)
Two double glazed windows to front aspect. Double panel radiator.

Bedroom Four:

7'7" x 7'5" (2.31 x 2.26)
Double glazed window to dual aspects. Single panel radiator.

Family Bathroom:

Double glazed window to side aspect. Single panel radiator. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Part-tiled walls.

Outside:

Front:

Gravelled driveway with parking for multiple cars, leading to front door and detached garage. Neat lawn area with mature shrubbery. Gated access to rear.

Rear:

Generous landscaped rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders. Timber shed. Additional garden area to side laid mainly to slate shingle with mature shrubbery. Further timber shed.

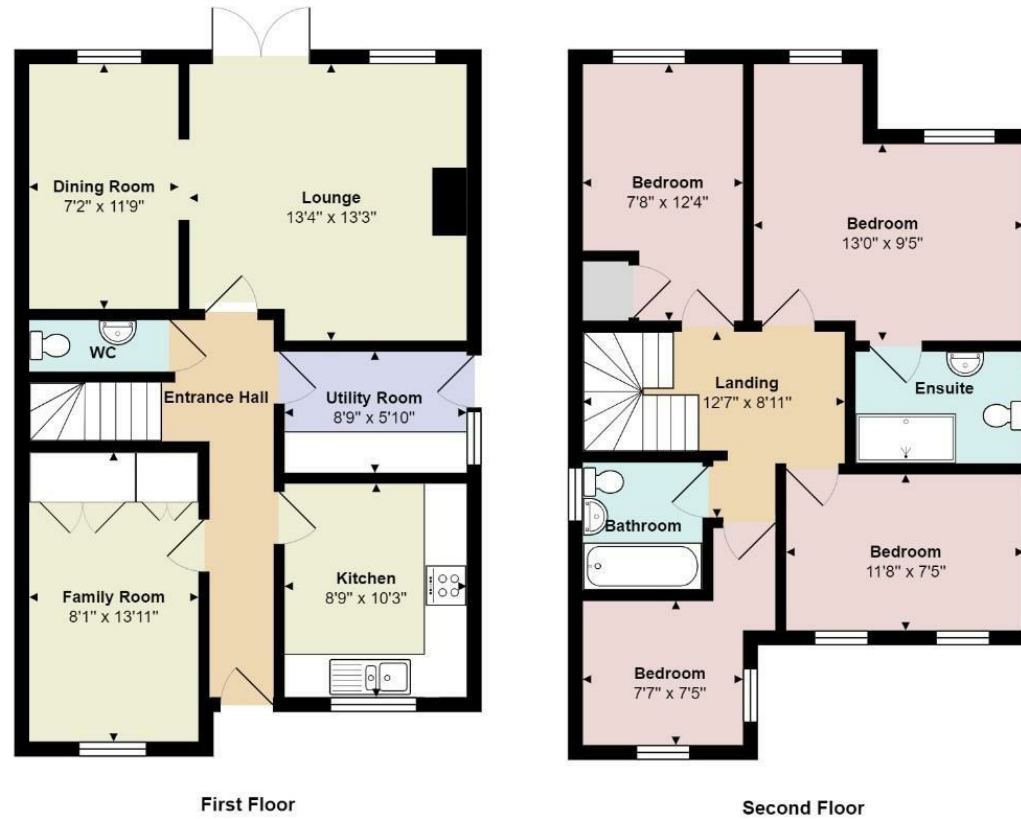
Garage:

Detached garage with access via up and over garage door. Power and lighting.



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: 1241 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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