



## Omega Court

Leighton Buzzard, LU7 3XR

Offers In Excess Of £325,000



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QUARTERS

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## Omega Court

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We are delighted to offer for sale with no upper chain this well presented three bedroom semi- detached home located in this popular residential cul-de-sac, which is within walking distance of local shops and catchment area of popular schooling. With accommodation comprises: Entrance porch, kitchen/diner, lounge, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, private garden, carport and driveway parking for two cars. Viewing is highly recommended.

### Location:

This property is situated on the highly sought after Planets development, which remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.







### Ground Floor:

The accommodation is set over two floors and flows well throughout. The ground floor begins with an entrance porch providing a practical buffer from outside before opening into a bright and welcoming living room, offering a comfortable space for everyday living. To the rear of the property is a generous refitted kitchen/diner, well configured with ample worktop, cupboard space and room for a dining table, making it ideal for both family meals and entertaining. From here, doors lead directly out to the rear garden, enhancing the sense of space and connection to the outdoors.

### First Floor:

The first floor offers three well-proportioned bedrooms, with a generous airing cupboard completing the upstairs. All bedrooms are adaptable to a range of needs including study if one is required. A modern refitted family bathroom completes the upstairs accommodation and comprises of a low level WC, vanity hand wash basin and panel bath.

### Outside:

Externally, the rear garden provides a private and low-maintenance space suitable for outdoor dining and relaxation. The property also benefits from a covered car port, offering convenient off-road parking and additional storage potential.



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: 727 ft<sup>2</sup>

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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