



## Whinchat Gardens

Leighton Buzzard, LU7 4DJ

Offers In Excess Of £525,000



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# Whinchat Gardens

Leighton Buzzard, LU7 4DJ

We are delighted to present this stunning and upgraded five bedroom, three storey town house, ideally positioned over looking park land and Astral Lake on the edge of Leighton Buzzard. This beautifully designed home offers versatile and spacious accommodation, perfect for modern family living, with stylish interiors, generous proportions and an enviable location close to excellent schools, local amenities and mainline transport links to London. The property comprises of: kitchen/diner, cloakroom/WC, utility room, lounge, family bathroom, five well proportioned bedrooms with an ensuite to master, garage, driveway parking and a bonus garden room. Viewing is highly recommended.

## Location:

The ever popular location of Whinchat Gardens is situated in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. 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.

## Ground Floor:

The welcoming entrance hallway immediately sets the tone for this impressive home, leading through to a contemporary open-plan kitchen and dining area which is the true heart of the property. Fitted with sleek modern units which are a year old, integrated appliances, hot water tap and ample space for family dining, this bright and sociable space is enhanced by bi-folds doors opening directly onto the rear garden, creating a seamless flow for entertaining and everyday living. A separate utility room, cloakroom/WC, with fitted cupboards. There is internal access to the garage provide convenience and practicality without compromising style.







### First Floor:

The first floor offers a wonderful sense of space, featuring a generous dual aspect living room flooded with natural light, which is perfect for relaxing or hosting guests. This level also includes two well-proportioned bedrooms, one which would make an excellent study if required. A modern family bathroom completes this floor, offering excellent flexibility for guests, children or home working.

### Second Floor:

Occupying the top floor is the luxurious master suite, complete with a dressing room and a stylish ensuite shower room, creating a private haven to unwind at the end of the day. Two further double bedrooms on this level continue the home's sense of light and comfort, ideal for a growing family. One has a fitted wardrobe which is perfect for storage, with great views of the lake.

### Outside:

To the front, a driveway provides off-road parking for multiple cars and leads to the integral garage. The remainder is laid to a low maintenance lawn. The private rear garden has been thoughtfully designed to offer a low-maintenance outdoor retreat, featuring a paved patio for dining and relaxation, and a neat lawn enclosed by fencing for privacy. There is a garden room which would make the perfect home office space or gym if required.



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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