



Bellona Drive

, Leighton Buzzard, LU7 9SB

Offers In Excess Of £500,000



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QUARTERS
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 9SB

Quarters are delighted to offer for sale with complete upper chain this immaculate four bedroom double fronted detached family home located on this popular modern development and built in 2015. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, 17ft lounge, family room, 22ft kitchen/dining room, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, double garage and driveway parking for four cars and there are two visitors parking spaces. Viewing is highly recommended.

Location:

The property lies in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, 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:

Enter into the spacious hallway, there are doors to the lounge, family room, kitchen/diner, and at the end of the hallway is a cloakroom/WC. To the right of the hallway, the 17ft dual aspect lounge provides plenty of space for a range of living room furniture, whilst on the left is a family room which could be used for a variety of purposes. The 22ft kitchen/dining room is fitted with a modern kitchen, which provides plenty of storage and work surface, and there is plenty of space remaining for a family dining table. Off the kitchen is a utility room with spaces for appliances and a door to the rear garden.





First Floor:

The landing is central to the first floor, and provides access to the four bedrooms and family bathroom, plus there is an airing cupboard and loft access. The good sizes of the four bedrooms would suit a growing family, with the master bedroom being an exceptional 17ft long and including built in wardrobes plus an en-suite shower room. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

Outside:

Situated on a corner plot, there is artificial lawn space either side of a path leading to the front door. The rear garden has been landscaped to provide a generous paved patio, decked patio and the remainder is laid mainly to lawn. A gate leads out to the driveway.

Double Garage:

Access via two garage doors. There is power and lighting plus courtesy doors to the garden. To the front of the garage is a driveway which provides parking for four cars. Around the side of the property are two visitors parking spaces.



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: 1840 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk