



Wallis Drive

Leighton Buzzard, LU7 3GD

Price **£420,000**



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QUARTERS

YOUR NEXT MOVE

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Leighton Buzzard, LU7 3GD

We are delighted to offer for sale this modern four bedroom semi-detached home built in 2020, and situated in this highly desirable development on the edge of the town. The property offers bright and spacious accommodation with generous proportions. Accommodation comprises: Entrance hallway, lounge, kitchen, cloakroom/ WC, three generous bedrooms and a bathroom on the first floor, as well as a master bedroom with ensuite shower room on the top floor. Additional benefits include double glazing, gas heating, private rear garden, garage and driveway parking for two cars. Viewing is highly recommended to appreciate the space this property has to offer.

Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. 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 close proximity to local convenience stores and takeaway food shops, and green spaces. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmore Country Park.

Ground Floor:

Upon entering the property, you are welcomed into the entrance hall, providing access to the all downstairs rooms. The ground floor is centred around a bright and comfortable lounge to the rear, offering a generous space for relaxing with the family or entertaining guests. There is a good sized cupboard which is perfect for storage. The kitchen is well positioned and provides a practical and sociable area for preparing and enjoying everyday meals. There is integrated white goods to suit all needs and a generous window allows for an abundance of light to flow through. A convenient downstairs WC completes the ground floor accommodation.





First Floor:

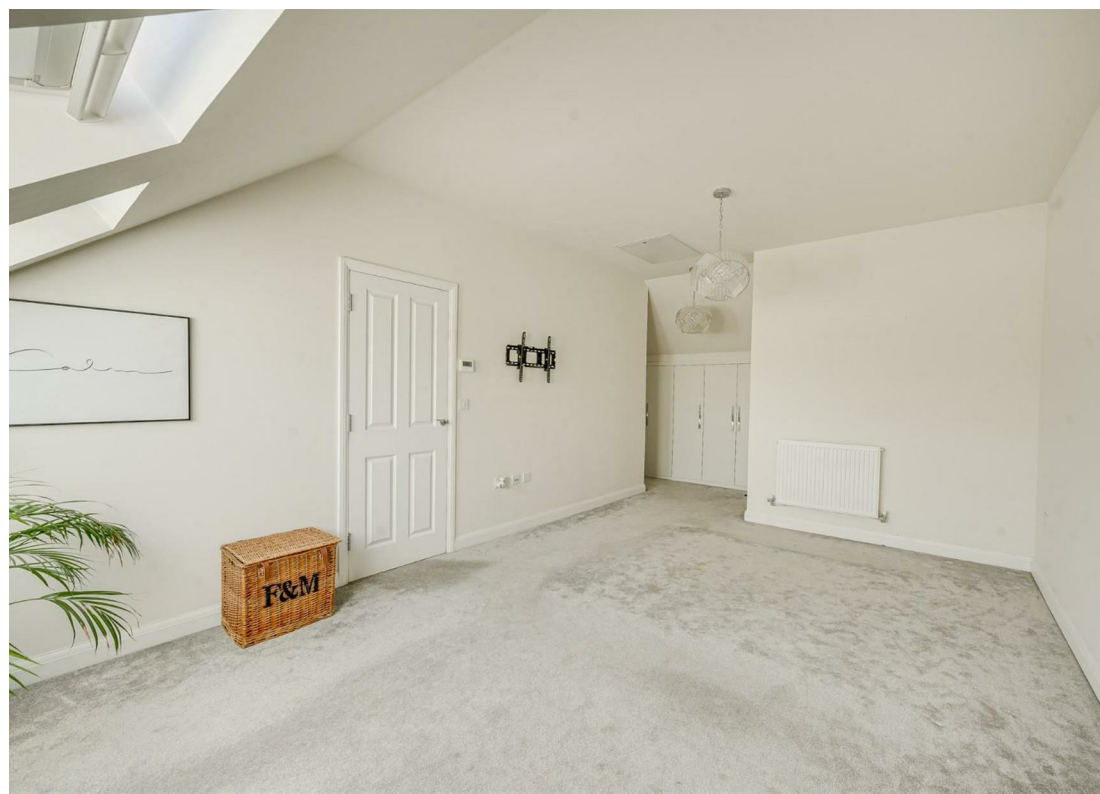
The first floor provides three well-proportioned bedrooms, offering plenty of flexibility for family members, guests or those requiring a dedicated home office. The two double bedrooms can accommodate a range for furniture to suit all needs. The family bathroom is also located on this floor, providing a useful and easily accessible facility for the household, with the bathroom comprises of a low level WC, vanity hand wash basin and panel bath.

Second Floor:

The second floor is home to the impressive master bedroom, creating a more private area away from the main family accommodation. There is fitted wardrobes which creates an ideal dressing area. The bedroom benefits from its own en-suite shower room, offering a degree of privacy and convenience that is particularly desirable in a family home.

Outside:

To the front, the property benefits from a private driveway to the side providing off-road parking, together with a garage offering useful additional storage and parking facilities. There is a paved path which leads to the front door with the remainder mostly laid to lawn, Outside, the property benefits from a private rear garden, providing a pleasant outdoor space for relaxing, entertaining and family activities. The garden offers scope for a variety of uses and is a valuable addition to the generous internal accommodation.



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: 1246 ft² (excluding garage)
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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