



Sandpiper Way

Leighton Buzzard, LU7 4SS

Price £450,000



QUARTERS  
YOUR NEXT MOVE



## Sandpiper Way

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Offered for sale with a complete upper chain is this four double bedroom detached family home located in a tucked away position on this popular modern development. The property is presented to the market in excellent order, with spacious accommodation comprising; Entrance hallway, cloakroom/WC, lounge, kitchen, dining room, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, gardens, garage and ample driveway parking, Viewing is highly recommended to appreciate this property.

### Location:

The highly desirable location of Sandpiper Way lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is 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. 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.







### Ground Floor:

Enter via the front door into the welcoming hallway which provides access to the kitchen, dining room, living room and a cloakroom/WC. The dining room can easily accommodate a range of furniture to suit all needs, there is a generous window which allows an abundance of light to flow through. The living room enjoys views of the rear garden, its good size is perfect for a range of furniture. The kitchen completes the ground floor and comprises of a range of wall and base line units, there is space for various white goods to suit all needs and a handy breakfast bar for a quick bite to eat. A door leads through to the utility room which has ample space for additional white goods with a door leading to the rear.

### First Floor:

The landing provides access to all four bedrooms and family bathroom. Two double bedrooms are to the front, one is the master which benefits from fitted wardrobes which provides excellent storage and a further door leads to the en-suite. The en-suite comprises of a low level WC, vanity hand wash basin and shower cubicle. Two further double bedrooms are to the rear and enjoy views of the rear garden. They are both generous sizes and can accommodate a range of furniture. The family bathroom completes upstairs and comprises of a low level WC, vanity hand wash basin, shower cubicle and panel bath with shower over.

### Outside:

The paved driveway has ample space for multiple cars with neat hedge borders. The low maintenance rear garden is a good size for entertaining. There is a generous paved patio area enclosed via panel fencing.



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: 1402 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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