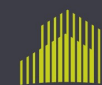




Cotefield Drive

Leighton Buzzard, LU7 3DN

Offers In Excess Of £700,000



QUARTERS

YOUR NEXT MOVE

Cotefield Drive

Leighton Buzzard, LU7 3DN

We are delighted to offer for sale this immaculately presented four bedroom detached family home, occupying a tucked away position within a quiet cul-de-sac in one of Leighton Buzzard's most established residential areas. Having been extended to both the front and rear, the property offers spacious and thoughtfully designed accommodation ideally suited to modern family living, with multiple reception rooms, a refitted kitchen/dining room and a converted double garage providing valuable additional space. Further benefits include a landscaped rear garden, extensive driveway parking and a high standard of finish throughout. Viewing is highly recommended to fully appreciate the space, versatility and presentation this home has to offer.

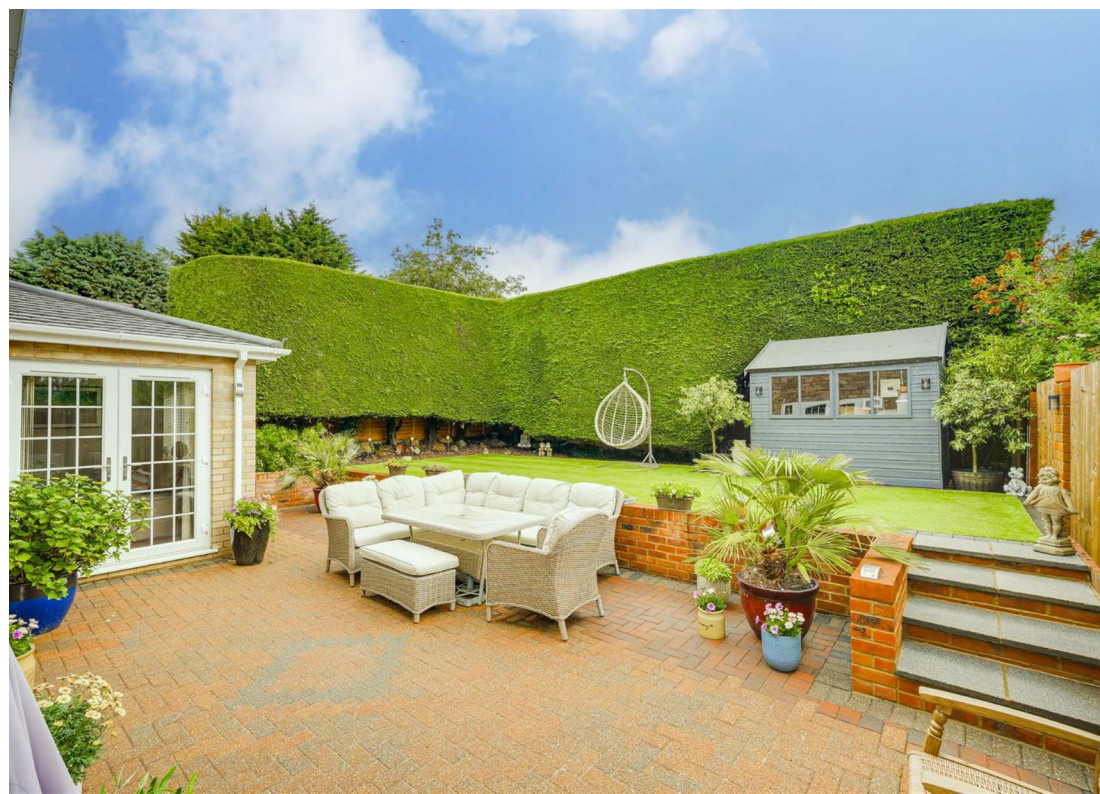
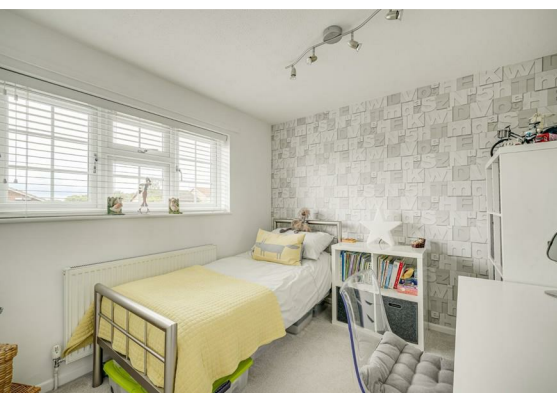
Location:

Cotefield Drive is a popular and well established residential setting, favoured by families due to its quiet position, convenient access to local amenities and proximity to well regarded schooling. The town centre is within easy reach, offering a range of shops, cafés and leisure facilities, while Leighton Buzzard mainline station provides direct services into London Euston. The area also benefits from nearby parks, countryside walks and excellent road connections via the A5 and M1.

Ground Floor:

A spacious entrance hall runs through the heart of the property, immediately conveying the generous proportions found throughout. Finished with Karndean flooring and incorporating a useful built-in storage cupboard, the hallway provides access to all principal ground floor accommodation and stairs rising to the first floor. To one side is the impressive kitchen/dining room, a substantial family space fitted with a stylish range of shaker style wall and base level units alongside integrated appliances. The room benefits from a fashionable tiled floor and comfortably accommodates a family sized dining table, making it ideal for both everyday living and entertaining. A cloakroom/WC provides further practicality. Across the rear of the property are two well proportioned reception rooms comprising a lounge and separate sitting room, both enjoying excellent natural light and French doors opening directly onto the patio, creating a seamless connection between indoor and outdoor living. The former double garage has been thoughtfully converted to provide a study and spacious utility room, while retaining a useful storage area to the front.





First Floor:

The first floor landing is bright and airy and provides access to four well proportioned bedrooms and the family bathroom, together with an airing cupboard and loft access. The master bedroom benefits from built-in wardrobes and a well appointed ensuite shower room. Two further generous double bedrooms overlook the rear garden, both including fitted wardrobes and enjoying a pleasant outlook. The fourth bedroom is positioned to the front and provides a good sized single room suitable for family use, guests or home working. The family bathroom has been refitted with a four piece suite comprising a low level WC, pedestal wash hand basin, panel bath and separate shower cubicle, finished with tiling to both floor and walls.

Outside:

To the front, the property enjoys an elevated degree of privacy thanks to an established hedgerow, while an expansive block paved driveway provides ample off-road parking and leads to the entrance. Gated side access opens to the rear garden, which has been thoughtfully landscaped to create a highly usable outdoor space. A generous paved patio extends across the rear of the property, providing an excellent setting for outdoor dining and entertaining, with steps rising to an artificial lawn enclosed by mature hedging. A timber shed occupies one corner of the garden, while additional storage space is available to the side of the property. The overall arrangement creates a private and low maintenance environment ideally suited to modern family lifestyles.

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: 2072 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