



Golden Riddy House  
Golden Riddy  
, Leighton Buzzard, LU7 2RJ

Price Guide £900,000



# Golden Riddy House Golden Riddy, Leighton Buzzard, LU7 2RJ

Quarters are delighted to offer for sale this stunning four/five bedroom detached family home, located in the highly sought after area of Linslade which is within a short walk of the mainline train station, town centre and catchment area for popular schooling. The property has been extended and improved to a high standard throughout by the current owners and provides spacious and versatile accommodation comprising: Entrance hallway, study, cloakroom/WC, dining room, 18ft refitted kitchen/breakfast room, 21ft x 17ft lounge, utility room, four double bedrooms (master bedroom designed to accommodate two separate bedrooms), refitted Jack & Jill shower room and a refitted family bathroom. Additional benefits include gas heating, double glazing, two loft spaces, double garage with additional loft storage, store room, expansive driveway accessible via remote controlled gates and deceptively generous wrap-around rear garden. Viewing is highly recommended to appreciate the space and setting of this one off family home.

## Entrance Hall:

Entered via double glazed front door. Double glazed windows to front aspect. Double panel radiator. Wood flooring. Recessed lighting. Stairs to first floor. Cupboard under stairs. Doors to study, cloakroom/WC, dining room, kitchen/breakfast room and lounge.

## Study:

11'11 x 8'5 (3.63m x 2.57m)  
Double glazed window to dual aspects. Double panel radiator. Wood flooring. Recessed lighting. Television point. Telephone point. Ethernet point.

## Cloakroom/WC:

Chrome heated towel rail. Wood flooring. Refitted suite comprising: Low level WC and vanity wash hand basin with tiled splashback. Recessed lighting.

## Dining Room:

15'5 x 11'11 (4.70m x 3.63m)  
Double glazed window to front aspect. Double panel radiator. Wood flooring. Coving to ceiling. Fitted shelving. Telephone point. Ethernet point.

## Kitchen/Breakfast Room:

18'3 x 9'11 (5.56m x 3.02m)  
Double glazed window to rear aspect. Double glazed doors to side. Single panel radiator. Tiled floor. Recessed lighting. Refitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with Oak work surface over. Integrated dishwasher, wine cooler, double oven and hob with hood over. Space for American style fridge freezer. Breakfast bar. Tiling to water sensitive areas. Recessed lighting. Television and Ethernet points.

## Lounge:

21'2 x 17'8 (6.45m x 5.38m)  
Double glazed window to rear aspect. Double glazed doors to side. Double panel radiator. Television point. Telephone point. Ethernet point. Fireplace with wood burning stove.

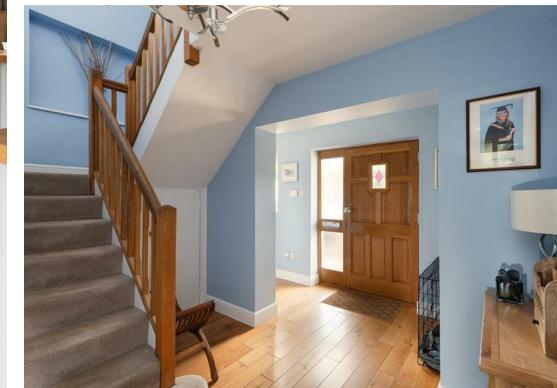
## Utility Room:

14'11 x 8'3 (4.55m x 2.51m)  
Double glazed window to side aspect. Double glazed door to garden. Double panel radiator. Ceramic tile floor. Fitted utility comprising: Butler sink with cupboard under. Further range of wall and base level units with work surface over. Space and plumbing for washing machine and tumble dryer. Tiling to water sensitive areas. Recessed lighting.

## First Floor Landing:

Double glazed window to front aspect. Double panel radiator. Airing cupboard. Access to primary loft space. Doors to bedrooms and family bathroom.





#### Master Bedroom:

21'2" (max) x 10'1" (6.45m (max) x 3.07m)  
Two double glazed windows to rear aspect. Two single panel radiators. Ethernet point. Access to secondary loft space. \*Note: Can be used as two separate bedrooms with addition of stud partition wall (electric, heating and doors in existence for use as two separate rooms). Door to:

#### Jack & Jill En-Suite:

Double glazed window to side aspect. Chrome heated towel rail. Tiling to floor and all walls. Refitted suite comprising: Low level WC, vanity wash hand basin and shower cubicle. Shaver point. Recessed lighting.

#### Bedroom Two:

15'1" x 11'6" (4.60m x 3.51m)  
Double glazed window to front aspect. Double panel radiator. Television point. Ethernet point.

#### Bedroom Three:

12'10" x 11'10" (max) (3.91m x 3.61m (max))  
Double glazed window to front aspect. Double panel radiator. Wood effect flooring. Television point. Ethernet point. Door to Jack & Jill en-suite.

#### Bedroom Four:

10'1" x 8'11" (3.05m x 2.72m)  
Double glazed window to rear aspect. Double panel radiator. Coving to ceiling. Ethernet point.

#### Family Bathroom:

Two double glazed windows to rear aspect. Chrome heated towel rail. Part-tiled walls. Refitted four piece suite comprising: Low level WC, pedestal wash hand basin, panel bath and shower cubicle. Shaver point. Recessed lighting.

#### Outside:

##### Front:

Remote controlled gated access to expansive gravelled driveway extending to garage, workshop and front door. Storm porch. Raised beds. Gated access to rear.

##### Rear Garden:

Landscaped wrap-around rear garden with paved and decked patio areas. Remainder laid mainly to lawn with mature shrub borders and further raised beds. Covered seating area. Timber shed.

##### Double Garage:

20'1" x 15'11" (6.12m x 4.85m)  
Access via automatic up and over garage door. Power and lighting. Wood burning stove. Fold down stairs to boarded loft space.

##### Store Room:

15'7" x 4'8" (4.75m x 1.42m)  
Power and lighting.

##### Workshop:

14'8" x 9'11" (4.47m x 3.02m)  
Of timber construction. Power and lighting.

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: 2148 ft<sup>2</sup> ... 199.6 m<sup>2</sup> (excluding garage, store, workshop)

Total Area including garage, store, workshop: 2702m<sup>2</sup> ... 251.1ft<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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.