

Derwent Road

Leighton Buzzard, LU7 2QW

Offers In Excess Of £510,000

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QUARTERS

YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this extended four bedroom detached family home located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and catchment area of popular schooling. The property provides spacious accommodation comprising: Entrance hallway, lounge, kitchen/dining room, utility room, study, four bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, low maintenance landscaped rear garden, generous integral garage and ample driveway parking. Viewing is highly recommended.

Location:

Derwent Road sits on the outskirts of Linslade, and boasts a range of family homes. This property enjoys open countryside views to the west. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for families of all sizes, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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, 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 a double glazed composite front door into the hallway, which continues through to the kitchen/dining room at the rear. Off the hallway are doors to the cloakroom/WC and lounge, plus there are stairs leading to the first floor. The lounge faces the front aspect, providing excellent views over the surrounding countryside, and allows for a range of living room furniture. Doors open into the kitchen/dining room which benefits largely from a rear extension. The kitchen is fitted with a range of units with an integrated oven and five ring gas hob, plus a four seat breakfast bar. There is ample space remaining for a family sized dining table, with French doors providing access and views of the rear garden. An opening leads to the utility room, which features a variety of units to match the kitchen which provides additional storage. There are spaces for a washing machine, tumble dryer, dishwasher and fridge freezer. A courtesy door to the front opens to the garage, and a door to the rear opens to a generous study, which could also be used as a family room, if preferred.

























First Floor:
The first floor landing provides access to the four bedrooms, family bathroom and loft space. A lengthy master bedroom receives plenty of light via dual aspect windows, and also benefits from an ensuite, which has been fitted with a low level WC, pedestal wash hand basin and shower cubicle. Bedroom two faces the front aspect, with far reaching countryside views, and there are fitted wardrobes to one wall. At the rear of the property are the third and fourth bedrooms, with a door connecting the two presenting the opportunity to use the fourth bedroom as a dressing room to the third, if desired. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Garage:
The integral garage is an excellent size, comfortably accompanying a car, and is also home to the central heating boiler. There is potential to convert to additional living space, if required (STPP).

Outside:
To the front of the property is a generous block paved driveway extending to the garage and front door. A tree sits within a gravelled area, providing a nice feature. The rear garden has been landing to enjoy a paved patio area across the back of the property with steps leading to a further raised patio and lawn area. The borders contain a variety of mature shrubbery, and there is also a timber shed.

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: 1539 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.

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