



## Porus Piece

Leighton Buzzard, LU7 9SL

Price £389,995

3 2 1 C

A row of four icons: a bed icon with the number 3, a shower icon with the number 2, a sofa icon with the number 1, and a staircase icon with the letter C.

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# Porus Piece

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We are delighted to offer for sale this modern three bedroom semi-detached family home, built in 2016, and located in this popular crescent within walking distance to a range of parks and local amenities. The property is presented to the market in immaculate order throughout, with accommodation comprising: Entrance hall, cloakroom/WC, kitchen, lounge/diner, three bedrooms (master with ensuite) and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden and parking for two cars. Viewing is highly recommended.

### Location:

The property lies in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

### Ground Floor:

Enter via the front door into a generous and welcoming hallway, which provides access to the kitchen, lounge/diner and cloakroom/WC, plus there are stairs leading to the first floor with a built in storage cupboard under. The kitchen is fitted with a modern and fashionable range of wall and base level units with work surface over. There is a variety of integrated appliances and plenty of space for a breakfast table. The lounge/diner spans the rear of the property, providing ample room for a range of living room and dining furniture, and enjoying views of the rear garden via double glazed French doors. The cloakroom/WC is located centrally on the ground floor, fitted with a low level WC and wash hand basin.





#### First Floor:

The first floor landing offers access to both first floor bedrooms and the family bathroom. There are also stairs leading to the first floor from an additional area, which is a great spot for a dressing table. Bedroom two is situated facing the rear aspect and is a spacious double room with fitted wardrobes across one wall. The well presented third bedroom faces front aspect, with room for a bed and additional furniture. The family bathroom sits between the two first floor bedrooms, and is fitted with a modern suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, and the room is finished nicely with complimentary tiling to water sensitive areas.

#### Second Floor:

The stunning master bedroom occupies the top floor of the property, and is a generous double room with natural light from dual aspects. The vaulted ceiling gives a pleasant feeling of spaciousness, and to one wall is a range of fitted wardrobes. The master bedroom also boasts a three piece ensuite shower room, fitted with a low level WC, pedestal wash hand basin and shower cubicle.

#### Outside:

The property is in a tucked away position, with driveway parking for two/three cars extending along the side of the property, with a carport covering the front section. A path leads to the front door and there is also gated access to the rear. The rear garden is well maintained and a good size, providing ample space for families to relax and unwind. There is a paved patio area across the rear of the property, with a further patio at the end of the garden a suitable place for outside furniture. The remainder of the garden is laid mainly to lawn, with a timber shed tucked to one corner.



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: 1089 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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