



Chamberlains Bridge
Leighton Buzzard, LU7 3SF

Price **£540,000**



QUARTERS
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We are delighted to offer for sale this impressive four bedroom detached 'Alnwick' design family home, built by Bellway and situated within the highly sought after Chamberlains Heath development on the northern side of Leighton Buzzard. Arranged over three floors and designed with modern family living in mind, the property offers beautifully proportioned accommodation comprising: Entrance hall, impressive lounge, open plan kitchen/dining room, cloakroom/WC, four double bedrooms, en-suite shower room, family bathroom and an additional shower room. Further benefits include underfloor heating to the ground floor, integrated kitchen appliances, an electric vehicle charging point, private rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Chamberlains Heath is an attractive new development situated on the northern edge of Leighton Buzzard, combining the advantages of contemporary living with excellent access to the historic market town and surrounding countryside. The development itself has been thoughtfully planned with modern family life in mind and sits approximately one mile from the town centre, where an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities can be found. Leighton Buzzard's mainline railway station provides direct services to London Euston in approximately 30 minutes, making the location an excellent choice for commuters, whilst convenient road connections via the A5 and M1 provide straightforward access to Milton Keynes and destinations further afield. For those who enjoy the outdoors, the town is surrounded by beautiful Bedfordshire countryside, with Rushmere Country Park, the Grand Union Canal and a wealth of local walking and cycling routes all within easy reach.

Ground Floor:

The entrance hall provides a welcoming introduction to the home and connects naturally with the principal ground floor accommodation. The lounge is an exceptionally generous reception room extending across the depth of the property. A bay window provides an attractive architectural feature and introduces plenty of natural light, whilst the excellent proportions allow for a variety of seating arrangements and additional furniture, creating a wonderful room for both everyday family life and entertaining. The open plan kitchen/dining room provides a sociable heart to the home and is perfectly suited to modern lifestyles. The contemporary kitchen is complemented by an excellent specification of integrated appliances including an oven, hob, extractor hood, fridge/freezer, dishwasher and combination microwave. There is ample room for a family-sized dining table, whilst French doors open directly onto the rear garden, creating an excellent connection between the house and outside space during the warmer months. Underfloor heating throughout the ground floor further enhances the contemporary specification, whilst a cloakroom/WC completes the accommodation on this level.





First Floor:

The first floor provides two particularly generous double bedrooms together with the family bathroom. The master bedroom is an impressive double room offering ample space for a comprehensive range of bedroom furniture and benefits from its own en-suite shower room, creating a comfortable and private retreat. Bedroom two is an exceptionally spacious double room extending across the depth of the property, offering superb flexibility for bedroom furniture, wardrobes and a dressing or study area if desired. The family bathroom is conveniently positioned to serve the first floor accommodation and is finished in keeping with the contemporary specification found throughout the home.

Second Floor:

The second floor provides two further generous double bedrooms, giving the Alnwick the considerable advantage of four genuine double bedrooms. Both rooms provide excellent space for bedroom furniture and offer considerable flexibility for a growing family, visiting guests or those requiring additional home-working space. A separate shower room serves the top floor, making this an exceptionally practical layout for busy households and ensuring excellent bathroom facilities across both bedroom floors.

Outside:

The rear garden provides an excellent outdoor space for family life, laid predominantly to lawn and enclosed by panel fencing to create a secure environment for children and pets. There is ample opportunity for outdoor seating and entertaining, allowing a purchaser to further landscape and personalise the garden to their own tastes. The property also benefits from driveway parking, an electric vehicle charging point and access to the garage.

Garage:

The garage provides secure parking together with valuable additional storage space, complementing the driveway and adding further practicality to this impressive modern family home.

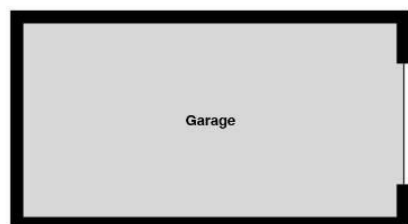
Agents Note:

The predicted EPC rating for this property is B.

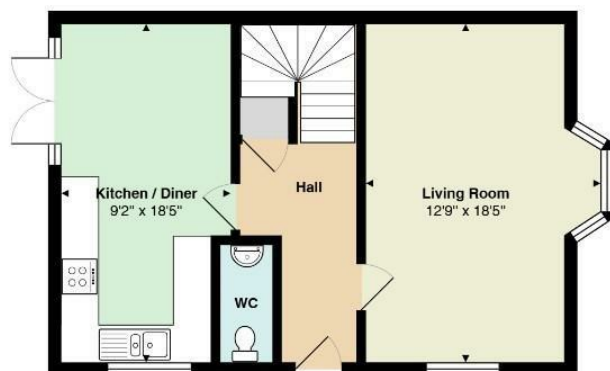


Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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.

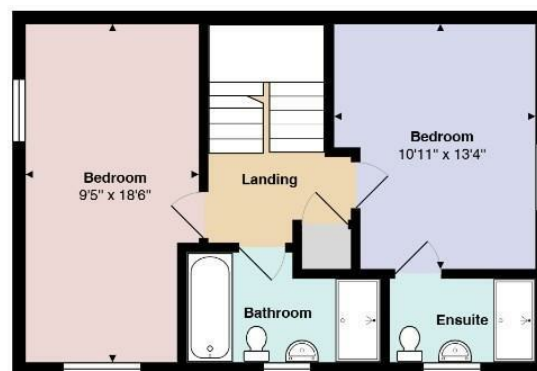
Floor Plan



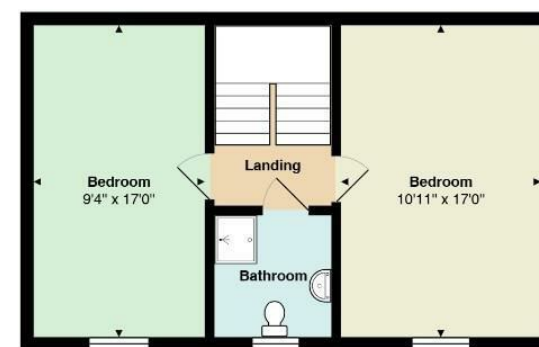
Garage



Ground Floor



First Floor



Second Floor

Total Area: 1491 ft² (excluding garage)

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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