Woodman Close

Leighton Buzzard, LU7 3NU

Offers In Excess Of £375,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this detached three bedroom family home located on this mature residential road. The property is presented to the market in good order with accommodation comprising; Entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Additional benefits including double glazing, gas heating, garden and driveway parking with potential to extend (STPP). Viewing is highly recommended.

Location:
Woodman Close is a popular, mature residential setting within easy walking distance of the Town Centre, which provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:
Enter via the front door into a spacious hallway which provides access to the lounge and first floor via the stairs. The generous lounge is situated to the front with an ambience of light streaming through. A range of furniture can easily be arranged and there is a cupboard under the stairs which provides excellent storage. A dining room sits to the rear with a patio door providing access to the garden. The kitchen has a mixture of base and wall line units with integrated white goods and space for a washing machine. A further door leads to the rear garden.

First Floor:
The first floor landing provides access to all three bedrooms and the family bathroom. There are two double bedrooms both with fitted cupboards plus a further generous single bedroom/study with a good sized fitted wardrobe, each bedroom fitting a range of furniture to suit all needs. The family bathroom comprises of a low level WC, vanity wash hand basin and panel bath with shower over.

Outside:
To the front of the property, a large paved driveway provides parking for two vehicles and contributes to a tidy, well kept kerb appeal, while a side gate offers convenient pedestrian access through to the rear garden. The southerly facing rear garden is a particular highlight, offering a generous and well-balanced layout that is mostly laid to lawn with paved patio areas ideal for garden furniture and outdoor entertaining. An additional resin patio area provides further scope for seating or dining outside, while double gates to the rear of the garden allow for further parking or vehicle access, adding valuable practicality to the outside space as a whole.

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: 832 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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