

Nevis Close

Linslade Leighton Buzzard, LU7 2XD

Offers In Excess Of £525,000

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QUARTERS
YOUR NEXT MOVE

Nevis Close

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Quarters are delighted to offer for sale this extended four bedroom detached family home, set in a quiet cul-de-sac within the sought-after area of Linslade. This well-presented property boasts flexible living accommodation, generous gardens, and far-reaching views from the front aspect - making it a perfect home for growing families seeking both comfort and space. There is also excellent potential to further extend (STTP). Accommodation comprises: Entrance porch, hall, cloakroom/WC, lounge, dining room, sun room, kitchen, utility room, four generous bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, garage & driveway parking. Viewing is highly recommended.

Location:

Nevis Close remains a popular residential cul-de-sac in the desirable Linslade area, and boasts a range of family homes. 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 first time buyers, families, 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:

The property welcomes you via a double glazed porch that opens into a central hallway, where stairs lead to the first floor with a useful under-stairs storage cupboard under. On the right is a refitted cloakroom/WC, while to the left, the bright and airy lounge sits to the front of the property and benefits from a large window and multi-fuel stove - creating a cosy and inviting space to relax. Double doors open through to the dining room, allowing the option of an open-plan feel ideal for modern family living and entertaining. Beyond the dining room is the sun room, currently used as a home office, with delightful views over the rear garden and large patio doors that flood the room with natural light. This space works well as an additional sitting room or garden room. The kitchen is fitted with a range of wall and base level units with roll-edged work surfaces and includes integrated dishwasher, oven, hob with extractor hood over, and a sink positioned to enjoy views of the rear garden. A door from the kitchen leads to the utility room, where matching units provide additional storage and work space, with plumbing for a washing machine and tumble dryer, as well as space for an additional fridge freezer. A door gives side access and a courtesy door leads into the garage, which features power, lighting and an up and over door to the front

























First Floor:
Upstairs, the first floor landing provides access to four well-proportioned bedrooms, the family bathroom, loft space, and a built-in cupboard. The master bedroom enjoys far-reaching views and a wealth of fitted wardrobes. Bedroom four also faces the front and shares the same outlook, while the two rear bedrooms overlook the private rear garden. The family bathroom is fitted with a three piece suite including a low level WC, pedestal wash hand basin and a P-shaped bath with shower over, with complimentary tiling to the walls.

Outside:
Outside, the front of the property features a block paved driveway providing off-road parking for two vehicles, alongside a neat lawn and a path to the front door. The rear garden is a particular highlight, offering a generous paved patio area perfect for entertaining, a lawn with established borders, and an excellent degree of privacy. The garden enjoys plenty of sunlight throughout the day and is well suited to both relaxing and socialising.

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: 1528 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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