



Cotefield Drive

Leighton Buzzard, LU7 3DN

Price £625,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this stunning four bedroom detached family home located in this highly sought after road, and within catchment area of popular schooling. This prestigious family home is presented to the market in good order with accommodation comprising: Entrance hallway, cloakroom/WC, generous lounge, utility room, dining room, kitchen/breakfast room, four generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private landscaped garden, double garage and driveway parking for up to four cars. Viewing is highly recommended.

Location:

Cotefield Drive sits in a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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 as 30 minutes.

Ground Floor:

On entering the property, you are welcomed into a spacious hallway which provides access to all ground-floor accommodation and creates a sense of space from the outset. The living room offers a comfortable and inviting environment in which to relax, with generous proportions providing plenty of space for both everyday family life and entertaining. The living room flows into the dining room which provides a more formal setting for family meals and entertaining, whilst also offering the flexibility to be used according to the needs of the household. Together, the living and dining rooms provide excellent reception space and allow different areas of the home to be enjoyed for different occasions. A useful conservatory is situated off the dining room and provides panoramic views of the rear garden. The kitchen/breakfast room forms the hub of the home and provides a sociable space for everyday living. With room for a breakfast bar, it is well suited to busy mornings, casual family meals and enjoying a coffee whilst overlooking the garden. The layout provides a practical and welcoming environment at the heart of the property. From the kitchen, the utility room provides a useful additional area for laundry and household appliances. A convenient WC/cloakroom completes the ground-floor accommodation. A further benefit is the downstairs store room, which was originally part of the garage. This substantial space provides excellent additional storage and offers considerable versatility for modern family life. It could be particularly useful for storing bicycles, garden equipment, sports equipment and household items, keeping the main accommodation uncluttered.





First Floor:

Upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for families of all ages. The bedrooms offer ample scope for a variety of uses, whether accommodating children and guests or creating dedicated spaces for home working, hobbies or dressing areas. The two double bedrooms both benefit from fitted wardrobes with the master benefiting from a ensuite bathroom. The ensuite comprises of a low level WC, vanity hand wash basin and panel bath. The first floor is completed by the family bathroom which comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

To the front is a paved driveway for multiple cars which leads to the double garage. A paved path leads to the front door, with the property enjoying a garden which is mainly laid to lawn with shrub borders. The property enjoys a generous rear garden, which is undoubtedly one of its standout features. Offering an excellent amount of space, the garden provides a wonderful setting for family life and outdoor entertaining. There is plenty of room for seating and dining areas, while the generous lawn gives children ample space to play.



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: 1925 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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