



Buckland Corner
, Leighton Buzzard, LU7 3RB

Offers In Excess Of £375,000



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, Leighton Buzzard, LU7 3RB

Quarters are delighted to offer for sale with no upper chain, this modern three bedroom semi-detached family home which is situated on the popular Clipstone Park development, built in 2022 by Taylor Wimpey. This well presented property provides accommodation comprising: Entrance hall, lounge, kitchen/diner, cloakroom/WC, three bedrooms (master with en-suite), and a family bathroom. Additional benefits include double glazing, gas central heating, two allocated parking spaces and a wall enclosed garden. Viewing is highly recommended.

Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of modern homes, each with ample parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. 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 as 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 a double glazed composite front door into the spacious hallway. To the left is a built in storage cupboard and a door to the kitchen/diner, to the right is a door to the lounge, and ahead is a door to the cloakroom/WC as well as stairs leading to the first floor. The modern kitchen/diner features a range of wall and base level units with a roll edged work surface over, and there is an integrated double oven and four ring gas hob, plus space for a further under-counter appliance. The room receives plenty of light via three double glazed windows, and there is ample room for a family dining table. The lounge is well proportioned, with a double glazed window to the front aspect, and to the side there are double glazed French doors leading to the garden. The cloakroom/WC is fitted with a low level WC and pedestal wash hand basin.





First Floor:

The first floor landing provides access to the three bedrooms, family bathroom and loft space. The master bedroom features dual aspect windows, and there is a door to the en-suite shower room. Bedroom two also benefits from dual aspect windows, and is a good sized double room, and the third bedroom is a generous single room with a double glazed window to the side aspect. The family bathroom is fitted with a modern three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, with complimentary tiling to water sensitive areas.

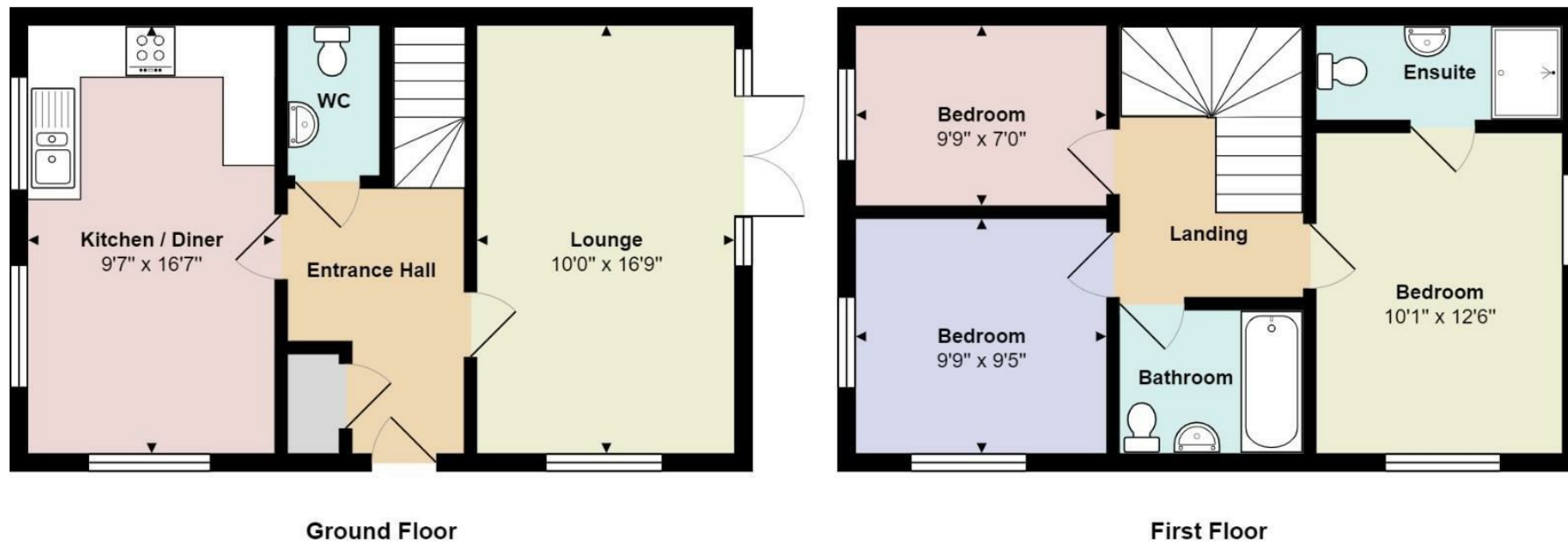
Outside:

Situated on a corner plot, there are two allocated parking spaces to the side, with a small lawn area extending around to the front of the property where there is a path leading to the front door and gated access to the garden. The wall enclosed garden is situated to the side ensuring access directly from the lounge, and is laid mainly to lawn with a paved patio area adjacent to the house.



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: 909 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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