Feronia Mead

Leighton Buzzard, LU7 9SF

Guide Price £350,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this immaculate three bedroom semi-detached family home located on this popular modern development and built in 2015. The property is presented to the market in excellent order, with accommodation comprising: Entrance hallway, cloakroom/WC, kitchen, lounge/dining room, three generous bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, carport and driveway parking for two cars. Viewing is highly recommended.

Location:

The property lies in a quiet cul-de-sac in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

Ground Floor:

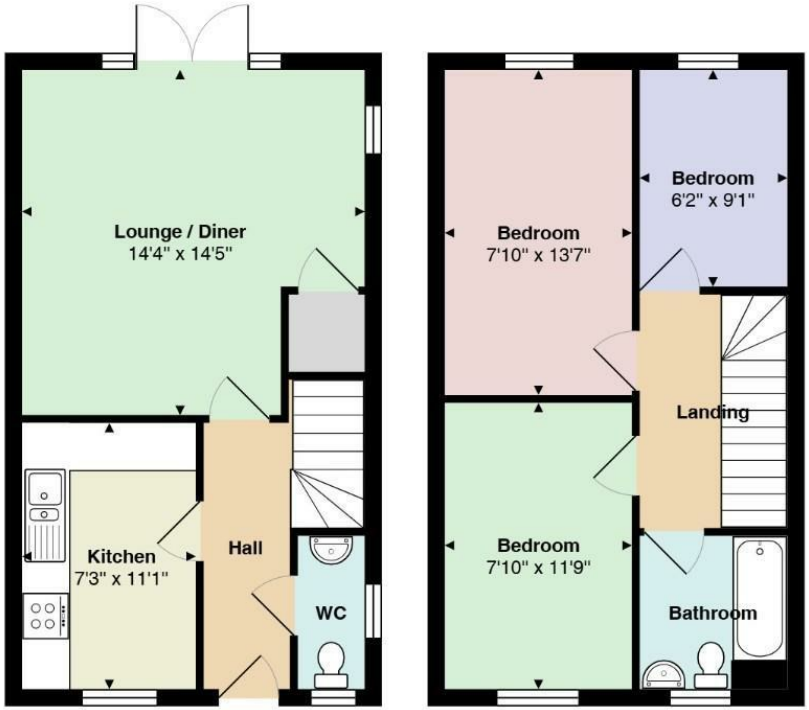
Enter via a composite front door into the hallway which provides access to the kitchen, lounge/diner and cloakroom/WC, plus there are stairs leading to the first floor. The kitchen faces the front aspect and has been fitted with a fashionable range of wall and base level units and there are a variety of integrated appliances.. The lounge/diner is situated at the rear of the property and enjoys views of the rear garden via double glazed French doors. There is room for a range of living room furniture and a family dining table to be comfortably accommodated, plus there is a roomy built-in storage cupboard.

First Floor:
The landing provides access to the loft space, three bedrooms and family bathroom. All rooms are presented in excellent order and provide plenty of space for a variety of bedroom furniture. There is a double bedroom which faces the front aspect, and at the rear is a further double plus a good sized single room, each overlooking the garden. The bathroom has been refitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, and the room is finished nicely with complimentary tiling to water sensitive areas.

Outside:
To the front of the property is a neat paved pathway to the front door. A neat lawn extends along the side of the property, and tucked away behind the garden is a covered car port with driveway parking for two cars. The landscaped rear garden features a paved patio area extending off the lounge/diner, with the remainder laid mainly to lawn and enclosed by panel fencing. A timber shed provides additional storage.

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: 740 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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