



Dunton Road

Leighton Buzzard, LU7

Offers In Excess Of £850,000



# Dunton Road, Leighton Buzzard, LU7 0HZ

\*\*\*VIEWINGS TO COMMENCE SATURDAY 23RD JULY 2022\*\*\*

Quarters are delighted to offer for sale this outstanding four bedroom detached family home situated in the highly sought after Buckinghamshire Village of Stewkley, which falls within the Grammar School Catchment. The property has been improved throughout by the current owners adding some wonderful character features, and provides accommodation comprising: Entrance hall, 26ft lounge, 24' refitted kitchen/dining room, utility room, cloakroom/WC, four bedrooms (master with separate dressing room and en-suite) and a refitted family bathroom. Additional benefits include ample driveway parking, double garage, generous landscaped rear garden and countryside views. Viewing is highly recommended.

## Entrance Hall:

Enter via solid wood door. Exposed wood floorboards. Single panel radiator. Picture rails. Fitted unit. Built in cupboard. Telephone point. Doors to lounge, kitchen/dining room and cloakroom/WC. Stairs to first floor.

## Lounge:

26'7" x 12'0"

Double glazed window to front aspect. Double glazed doors to garden. Exposed wood floorboards. Two single panel radiators. Open fireplace. Television point.

## Kitchen/Dining Room:

24'10" (Max) x 14'7" (Max)

Double glazed doors to garden. Double glazed doors courtyard area. Exposed wood floorboards. Three single panel radiators. Recessed lighting. Refitted kitchen comprising: Butler sink with cupboard under. Further range of base level units with composite work surface over. Island units with integrated oven and wooden work surface over. Integrated dishwasher and hob. Space for American style fridge freezer. Built in larder cupboard. Sliding door to:

## Utility Room:

6'9" x 6'7"

Solid wood door to courtyard area. Exposed wood floorboards. Single panel radiator. Recessed lighting. Space and plumbing for washing machine and tumble dryer.

## Cloakroom/WC:

Double glazed window to side aspect. Exposed wood floorboards. Radiator. Refitted suite comprising: Low level WC and vanity wash hand basin. Recessed lighting.

## First Floor Landing:

Double glazed window to rear aspect. Exposed wood floorboards. Single panel radiator. Loft access. Picture rails. Airing cupboard. Doors to bedrooms and family bathroom.

## Master Bedroom:

11'9" x 10'0"

Double glazed window to rear aspect. Exposed wood floorboards. Single panel radiator. Doors to:

## Dressing Room:

8'9" x 7'8"

Double glazed window to rear aspect. Exposed wood floorboards. Single panel radiator. Recessed lighting. Fitted wardrobes. Door to:

## En-Suite:

Exposed wood floorboards. Single panel radiator. Refitted suite comprising: Low level WC, bidet and vanity wash hand basin. Space remains for shower cubicle. Recessed lighting.

## Bedroom Two:

16'1" x 12'0"

Double glazed window to front aspect. Exposed wood floorboards. Single panel radiator. Television point.

## Bedroom Three:

11'11" x 10'3"

Double glazed window to rear aspect. Exposed wood floorboards. Single panel radiator. Picture rails. Built in wardrobes.

## Bedroom Four:

11'3" x 7'9"

Double glazed window to front aspect. Exposed wood floorboards. Single panel radiator. Television point.

## Family Bathroom:

Double glazed window to side aspect. Exposed wood floorboards. Double panel radiator. Recessed lighting. Refitted suite comprising: Low level WC, vanity wash hand basin, walk in shower cubicle and roll top bath. Tiling to water sensitive areas.

## Outside:

### Front:

Landscaped front garden with neat gravelled driveway providing ample parking and extending to garage. Paved path to front door. Remainder laid mainly to lawn with mature shrub borders.

### Rear Garden:

Generous landscaped rear garden with doors from kitchen dining room leading out to raised deck area which overlooks countryside to the rear. Steps leading down to lawn areas with mature shrub borders and further slate chipped patio area to foot of the garden. Gate through to courtyard area which provides opportunity for storage or secluded patio and courtesy door to garage.

### Garage:

17'7" x 17'0"

Access via double up and over garage door. Two double glazed windows to side aspect. Fitted storage solutions. Power and lighting.

## Floor Plan



## Map



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