



Williamson Way
Pitstone, Leighton Buzzard, LU7 9FU

Price £825,000



Q QUARTERS
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ESTATE AGENTS

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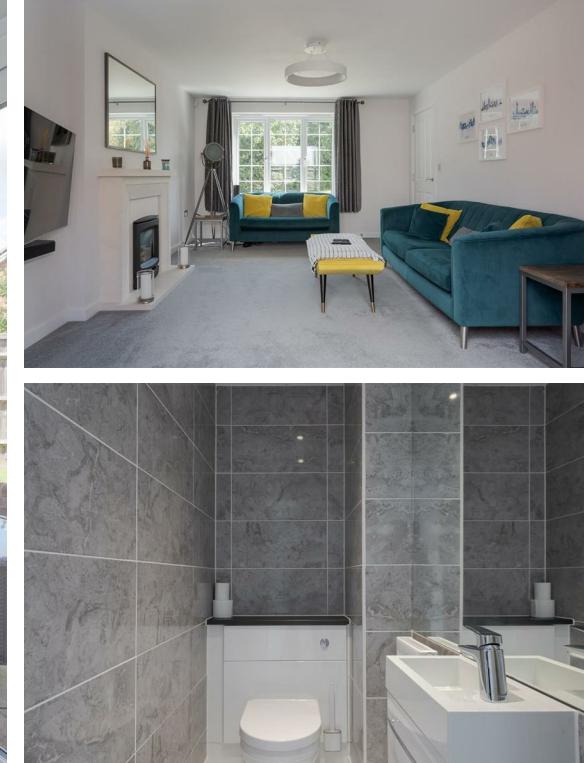
Quarters are delighted to offer for sale with no upper chain this impressive detached family home located in this modern development in the Buckinghamshire Village of Pitstone. Built in 2018 by the award winning Croudace Homes, this beautiful home is presented to the market in immaculate order, with bright and spacious accommodation comprising: Entrance hall, lounge, dining room, cloakroom/WC, 22ft high specification kitchen/breakfast room, four bedrooms (two of which include an ensuite shower room) and a family bathroom. Additional benefits include double glazing, low maintenance garden, garage & driveway parking. Viewing is highly recommended to appreciate the finish of this exceptional family home.

Location:

The property is situated on a corner plot towards the end of this modern, quiet and desirable cul-de-sac in the heart of the Buckinghamshire village of Pitstone. There are a number of local scenic footpaths nearby, and the village is home to a range of local amenities including parks, doctors surgery, post office, shops, restaurants and a primary school. Tring Mainline Station is less than a 10 minute driveway away, with regular trains into London Euston.

Ground Floor:

Enter via a double glazed composite front door into the hallway and the immaculate order and light and airy feel of this property is immediately noticeable. The hallway provides stairs to the first floor, a built in storage cupboard and doors to the lounge, dining room, cloakroom/WC and kitchen/breakfast room. A fashionable tiled floor extends throughout the ground floor excluding the lounge, which is laid to carpet. The lounge is a well proportioned dual aspect room with French doors leading to the garden. The dining room provides ample space for a dining table, with a bay window adding to the character. Further along the hallway is a cloakroom/WC fitted with low level WC, vanity wash hand basin, complimentary tiling and a large mirror. At the rear of the property is an exceptional kitchen/breakfast room, with dual aspect windows, plus French doors to the garden, flooding the room with light throughout the day. The kitchen is fitted to a high specification and includes a range of wall and base level units with Quartz work surface over. There are a range of integrated appliances including fridge freezer, dishwasher, washing machine, double oven and four ring gas hob with hood over. There is also a separate breakfast bar situated within the feature bay window, with seating to one side and integrated wine cooler and bottle storage to the other, plenty of space remains for further furniture if desired.





First Floor:

The welcoming landing provides access to the bedrooms and family bathroom, as well as the loft and a generous airing cupboard. The master bedroom enjoys dual aspect windows, built in wardrobes, and there is a door to a stylish en-suite shower room. The second bedroom overlooks the rear garden and also includes a stylish en-suite shower room. The third bedroom had space for a double bed with bedside furniture, and there is a built in wardrobe, whilst the fourth bedroom is the only single bedroom in the home. The first floor is completed with the family bathroom, which is finished in keeping with the two en-suites and is in excellent order.

Outside:

Sat on a corner plot towards the end of this quite cul-de-sac, this property enjoys plenty of kerb appeal. A storm porch covers the front door and is flanked by neat artificial lawns and neat flower beds, and there is a wealth of mature shrubbery running alongside the property. Additionally, there is a block paved driveway extending to the garage, and gated access to the rear. The rear has been landscaped to provide a low maintenance garden with a generous paved patio area and the remainder laid to artificial lawn. There is also a courtesy door to the garage.

Garage:

The garage is accessed by an up and over garage door, and is fitted with power and lighting. The pitched roof also allows for some storage if desired.

Agents Note:

There is a service charge payable for the upkeep of communal areas in the development, which the vendor advises is approximately £1,000 p.a.

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



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.