Derwent Road

Linslade, LU7 2QW

Offers In Excess Of £625,000

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QUARTERS
YOUR NEXT MOVE

Derwent Road

Linslade, LU7 2QW

Quarters are delighted to offer for sale this extended five bedroom detached family home, ideally situated in ever popular Linslade within walking distance of the mainline train station and sought-after local schooling. The property provides exceptionally versatile accommodation arranged over two floors, with highlights including: Entrance hall, cloakroom/WC, 19ft dual aspect lounge, conservatory, 19ft dual aspect kitchen/dining room, study, additional family room, five well-proportioned bedrooms, ensuite to master and family bathroom. Further benefits include a garage, driveway parking and a private rear garden. An internal viewing is highly recommended to fully appreciate the size and flexibility of this impressive family home.

Location:
Derwent Road is a highly desirable residential road within Linslade, favoured by families for its close proximity to both popular schooling and Leighton Buzzard mainline train station, which offers fast direct services to London Euston in around 30 minutes. The area benefits from a wealth of nearby amenities including shops, restaurants and leisure facilities, while also being moments from picturesque countryside walks and the Grand Union Canal. Linslade strikes a perfect balance between commuter convenience and a relaxed, family-friendly environment.

Ground Floor:
A neat lawn and block-paved driveway lead to the entrance of this well-presented family home. The composite front door opens into a welcoming entrance hall, with wood effect flooring that flows seamlessly throughout the ground floor and stairs rising to the first floor. To the rear of the hallway sits a cloakroom/WC. To the left, a 19ft dual aspect lounge offers an inviting family space, with generous proportions to accommodate a range of furniture. Double doors open into the conservatory, of brick base and double glazed construction, providing a relaxing spot to enjoy views of the rear garden all year round. To the right of the hallway, a 19ft dual aspect kitchen/dining room stretches from front to back. The kitchen is fitted with a range of wall and base level units finished with granite work surfaces, and includes an integrated fridge freezer and washing machine, with space for a range cooker and hood over. A door leads directly to the garden, while the dining area easily accommodates a family-sized table – ideal for everyday meals and entertaining alike. Further versatility is provided with a generous study, which in turn leads through to an additional reception room currently used as a family room. This flexible layout offers a wealth of options for modern family life, whether as work-from-home space, playroom or snug. From here there is access to both the garden and the garage. The garage is well proportioned and supplied with power and lighting, with front access via an up and over door, and a further courtesy door to the rear garden.

First Floor:
The central landing provides access to five bedrooms and the family bathroom. The master bedroom is a spacious and light-filled retreat, with windows to the front aspect and a further roof level window. This room also benefits from a refitted ensuite shower room, comprising a low level WC, pedestal wash hand basin and shower cubicle, finished with complementary tiling. There are four further well-proportioned bedrooms, two to the front aspect and two to the rear, ensuring excellent flexibility for families of all sizes. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and a p-shaped bath with shower over.

Outside:
To the front, the property is set back from the road with a neat lawn and shrub borders, alongside a block-paved driveway leading to the garage and front door. The rear garden has been thoughtfully landscaped to provide a variety of spaces for both relaxing and entertaining. A paved patio sits centrally and leads to a neat central lawn, with steps up to a raised deck area that is perfect for enjoying the evening sun. The garden is enclosed by panel fencing and complemented by mature shrubbery, ensuring a good degree of privacy.

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: 1995 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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