



Drakes Avenue, Leighton Buzzard, LU7 3AF

Offers In Excess Of £350,000



- **Impressively Sized Property**
- **30Ft Open Plan Kitchen & Living Space**
- **Three / Four Bedrooms**
- **Master Bedroom with En-Suite**
- **Two Allocated Parking Spaces**
- **Sought After 'Heath Meadows' Development**
- **Quiet Non-Through Road Location**
- **Smartly Fitted Wardrobes to Master Bedroom**
- **Short Walk into Town Centre**
- **Excellent School Catchments For All Ages**

The property boasts an incredibly spacious 1200 square feet of accommodation, set over three floors with versatile and flexible rooms to suit the needs of the modern family. To the ground floor there is a spacious and welcoming hallway, with a door leading into the stunning and impressively sized open plan kitchen & living area totalling over 30 square feet in length.

The kitchen is well appointed which comes fitted with a range of wall and base level storage units with smart square top worksurfaces over, inset sink/drainers with mixer tap and complimentary subway tiling to splashback areas. There is ample space for numerous household appliances, with an integrated four ring gas hob, electric oven/grill and extractor fan as well as a dishwasher, washing machine and fridge/freezer.

Rising to the first floor there is a generous sized landing space with doors that enter into the first spacious bedroom as well as the lounge area which has a Juliet balcony facing the rear flooding the room with natural light which could easily become a further bedroom if desired.

Then leading further up to the second floor there is another smaller landing which allows access into two further double bedrooms. The master bedroom has a selection of bespoke fitted wardrobes and an en-suite shower room for added convenience.

This thoughtfully designed property offers ample space and modern amenities, making it an ideal home for any family.





To the front of the property is a garden mainly laid to lawn with a paved pathway leading to the front door. There is potential to turn this into a driveway should it be desired.



At the rear of the property is a low maintenance and fully enclosed garden, again mainly laid to lawn with decorative borders, a paved seating area and space for a shed.

There are two allocated parking spaces for the property to the front.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

More about the location.....

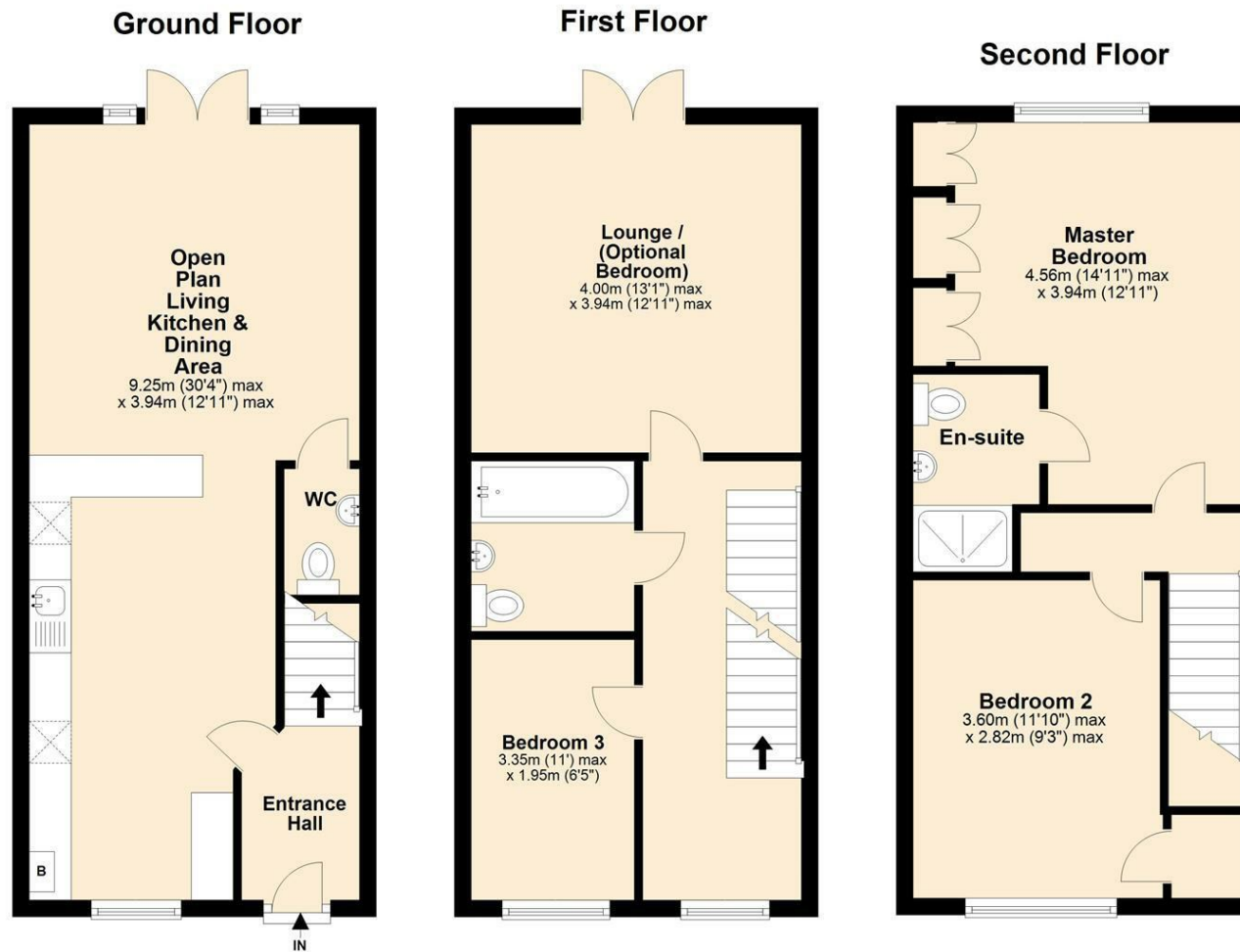


The location of 'Heath Meadows' is a popular residential development just a short walk to the town centre built by Taylor Wimpey in 2010/11. It is a quiet and peaceful, non-through road setting with a scenic middle green and park area on the doorstep for kids to play.



The town centre itself is just a short walk away with a host of local amenities to include a range of shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. The location also comes ideal for commuters as there are major linking roads which include the A5, A505 and the M1 are just a short drive and easily accessible.

Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.