



**HUNTERS<sup>®</sup>**  
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9 Dukes Ride, Leighton Buzzard, Bedfordshire, LU7 3JS

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Guide Price £900,000

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN/DINING ROOM
- STUDY
- DOUBLE GARAGE
- PICTURESQUE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOAKROOM and UTILITY ROOM
- EN-SUITE AND WALK-IN WARDROBE TO MAIN BEDROOM
- AMPLE DRIVEWAY PARKING
- CLOSE TO RUSHMERE COUNTRY PARK

Set within an idyllic scene. Hunters are pleased to market this beautifully presented four bedroom detached family home, located within a highly sought after area.

Offering versatile and flexible living accommodation, this property offers, entrance porch, inner hallway, lounge that opens up to the rear garden, office, well appointed kitchen/dining room, downstairs cloakroom and utility room.

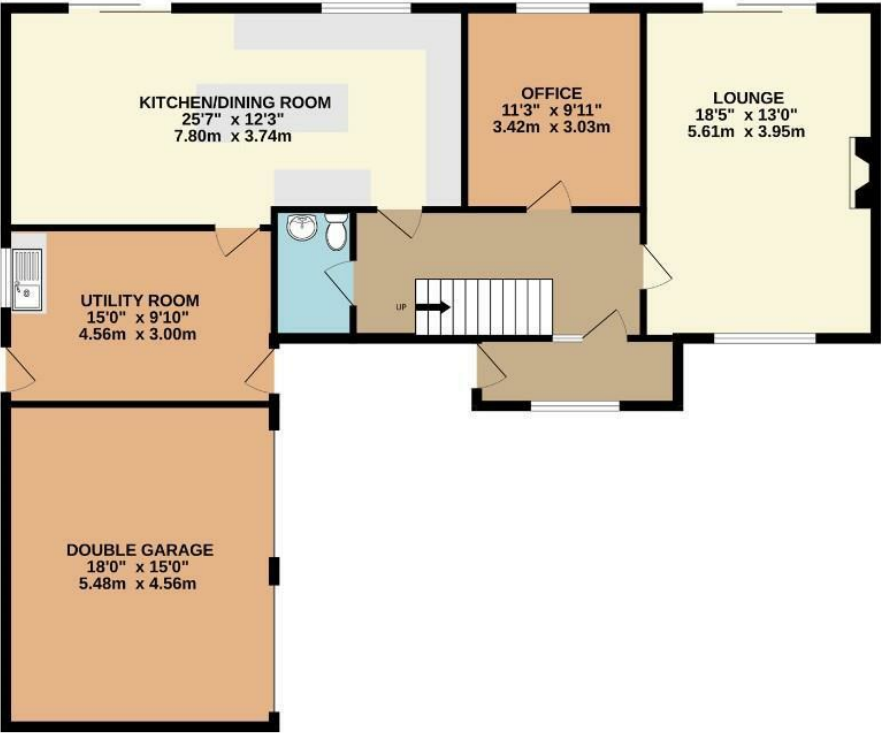
First floor accommodation comprises; four bedrooms, with a four piece en-suite, walk-in wardrobe plus a dressing room to the main bedroom and a family bathroom.

Externally the landscaped rear garden backs onto Heath Wood, mainly laid to lawn with a patio and decking seating area, whilst to the front there is a driveway offering extensive off road parking and double garage.

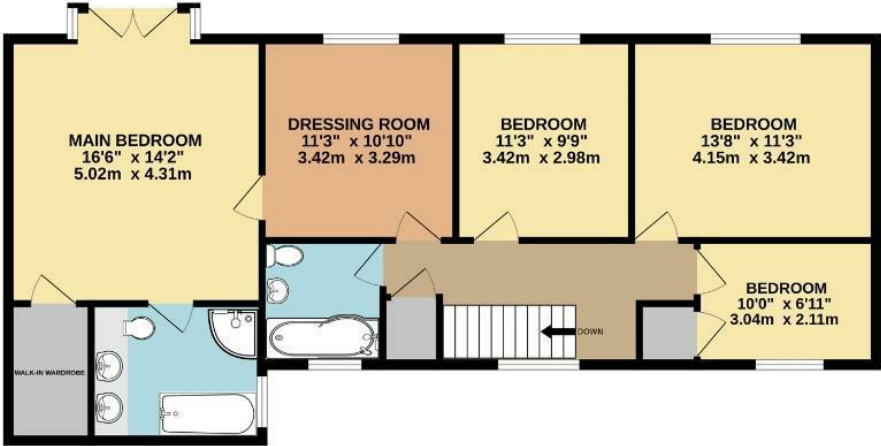
The market town of Leighton Buzzard is a popular and convenient location with mainline rail services to London Euston as well as major transport links such as the M1 motorway and Luton airport. This property is also in close proximity to Leighton Golf Course and Rushmere Country Park.

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GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		74			
	54				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Entrance Porch**

Entry via a part glazed door. Stained glass window to front aspect.

**Inner Hallway**

Double glazed window to front aspect. Parquet flooring and radiator. Stairs rising to the first floor landing.

**Cloakroom**

Two piece suite comprising; W/C and wash hand basin. Tiled flooring and radiator.

**Lounge**

Double glazed window to front aspect and double glazed patio doors opening to the rear garden. Feature fireplace. Parquet flooring and radiator.

**Office**

Double glazed window to rear aspect. Parquet flooring and radiator.

**Kitchen/Dining Room**

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of drawers and cupboards with Granite and Quartz worktop and a matching Island. Double bowl stainless steel sink. Integrated fridge and dishwasher. Five ring gas hob with an extractor over. Integrated microwave, double oven and grill. Porcelain floor tiles with underfloor heating. Double glazed patio door leading to the garden.

**Utility Room**

Glazed window to side aspect. Carpeted tiles and radiator. Single bowl stainless steel sink and drainer. Two external doors, one leading to the drive and the other to the garden.

**Landing**

Double glazed window to front aspect. Access to the loft. Fitted carpet and storage cupboard.

**Main Bedroom**

Double glazed doors opening to a Juliet balcony. Walk-in wardrobe. Fitted carpet and radiator.

**En-suite**

Double glazed window to side aspect. Four piece bathroom suite comprising; walk-in shower, bathtub, W/C and his and hers wash hand basins. Tiled flooring and heated towel rail.

**Dressing Room**

Double glazed window to rear aspect. Fitted carpet and radiator. Door leading to the main bedroom.

**Bedroom Two**

Double glazed window to rear aspect. Fitted carpet and radiator.

**Bedroom Three**

Double glazed window to rear aspect. Fitted carpet and radiator.

**Bedroom Four**

Double glazed window to front aspect. Fitted carpet and radiator.

**Bathroom**

Double glazed window to front aspect. Three piece bathroom suite comprising, bathtub with shower over, W/C and wash hand basin.

**Front**

Driveway parking for multiple vehicles. Gated side access to the rear garden and access to the double garage.

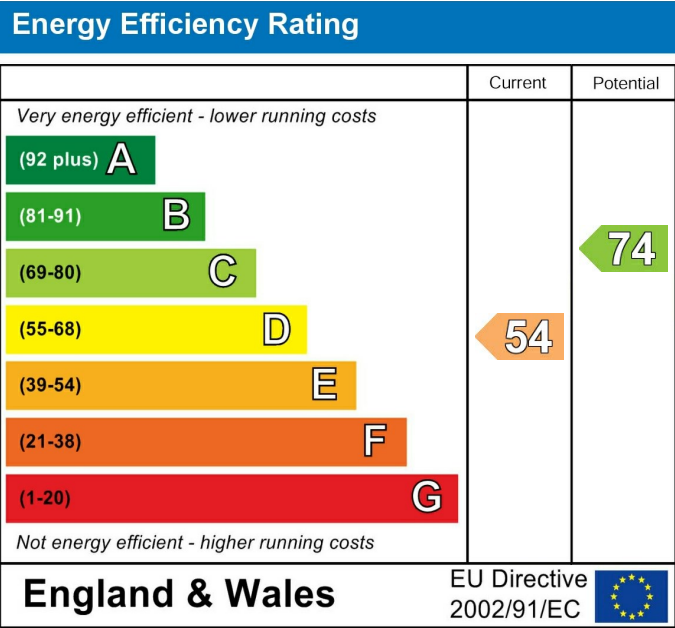
**Double Garage**

Double up and over doors. Power and lighting. Mezzanine storage.

**Rear**

Enclosed rear garden backing onto Heath Wood and

Meadow. Mainly laid to lawn with a patio and decking seating area overlooking the beautiful garden. Mature trees and shrubs. Shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









