



Ramsay Drive, Leighton Buzzard
LU7 3FZ

Guide Price £465,000



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DESCRIPTION

Hunters are delighted to market this beautifully presented four bedroom detached family home, located within this modern development.

Built September 2021, this home comes with a piece of mind with the remaining NHBC warranty. In brief this stunning property comprises an; entrance hall, lounge, kitchen/dining room with a separate utility room and cloakroom. Upstairs there are four bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from driveway parking for multiple vehicles with visitor parking available, garage and an enclosed rear garden.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



ROOMS

Entrance Hall

Entry via a composite door. Wood effect flooring and radiator. Stairs rising to the first floor landing.

Lounge

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

Kitchen/Dining Room

Double glazed windows to rear aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. Electric hob with an extractor over. Electric oven and grill. Integrated fridge-freezer and dishwasher. 1 1/2 bowl stainless steel sink and drainer. Double glazed French doors opening to the rear garden.

Utility Room

Floor mounted units with a worktop over. Integrated washing machine.

Cloakroom

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

First Floor Landing

Fitted carpet and radiator. Access to the loft.

Main Bedroom

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

En-suite

Three piece suite comprising; walk-in shower, W/C and wash hand basin.

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

Three piece suite comprising; bathtub with shower over, W/C and wash hand basin.

Frontage

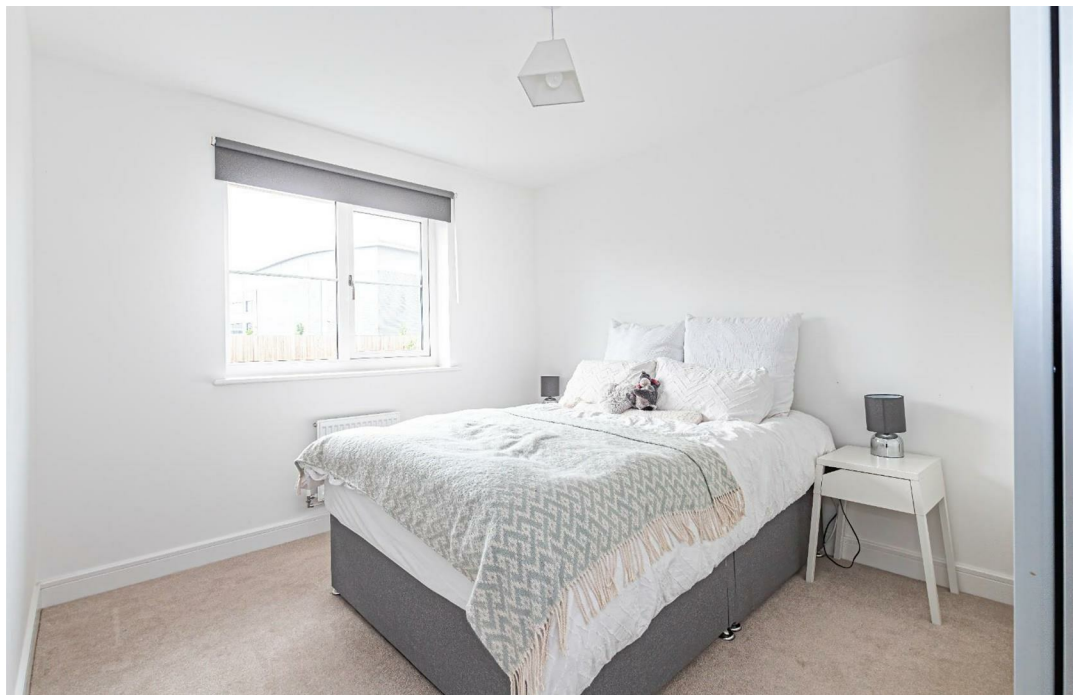
Driveway parking. Mature flower beds. Side gated access to the garden,

Garage

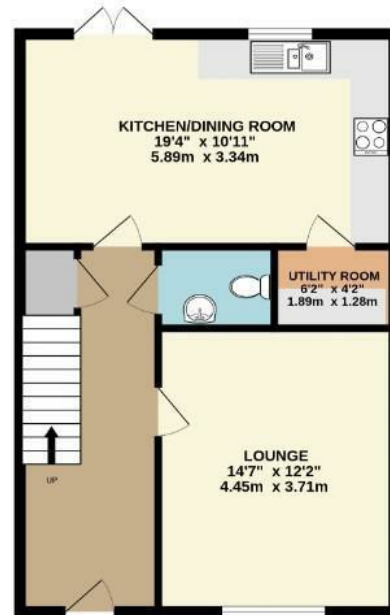
Up and over door. Personal door. Power and lighting.

Rear

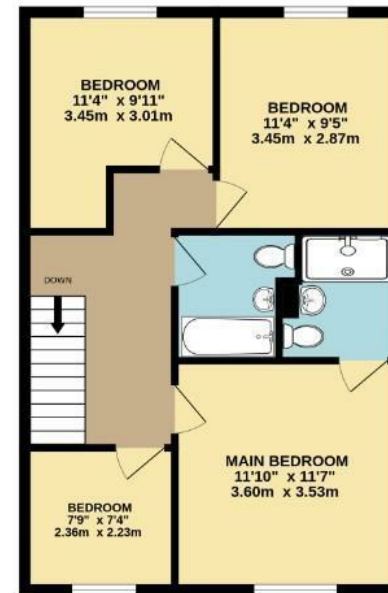
Enclosed rear garden. Mainly laid to lawn with a patio seating area. External water tap and power outlet.



GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

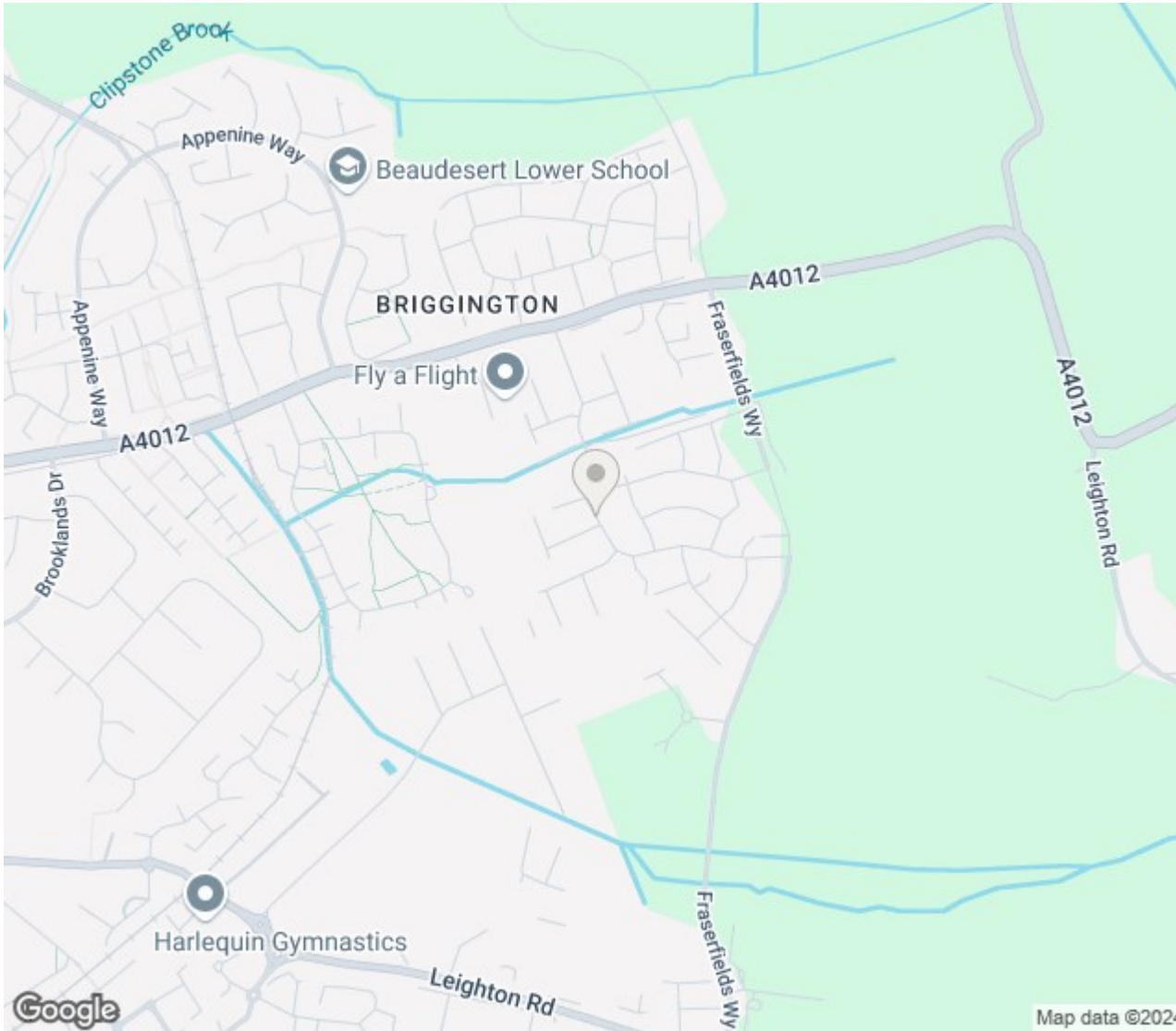


1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.1 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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.

