



Ramsay Drive, Leighton Buzzard
LU7 3FZ

Offers In Excess Of
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Ramsay Drive, Leighton Buzzard

DESCRIPTION

Hunters are delighted to market this spacious and beautifully presented FIVE BEDROOM DETACHED FAMILY HOME, set within a PRIVATE ROAD in a popular modern development.

The property comprises; an entrance hall, cloakroom/utility room, study, lounge, well-appointed kitchen/dining/family room. Across the two upper floors are four double bedrooms and a single bedroom, with a shower room, family bathroom, en-suite and dressing room to the master bedroom.

Externally is a generous sized rear garden, double garage and parking for six vehicles.

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
Entrance via composite part glazed door. Porcelanosa tiled flooring. Radiator. Storage cupboard. Stairs rising to first floor.

Study
Fitted carpet. Radiator. Double glazed window to front aspect.

Cloakroom/Utility Room
Granite worktop with wash hand basin and units below. Integrated washing machine. W.C. Radiator. Porcelanosa tiled flooring.

Lounge
Fitted carpet. Radiator. Double glazed windows to front aspect.

Kitchen/Dining/Family Room
A range of wall and base units with granite worktop above. Integrated double oven with five ring gas hob and extractor above. Integrated fridge/freezer and dishwasher. Under stairs storage. Porcelanosa tiled flooring. Radiator. Double glazed window to rear aspect. Two sets of double glazed patio doors to garden.

First Floor Landing
Fitted carpet. Airing cupboard. Radiator. Double glazed window to front aspect. Stairs rising to second floor.

Master Bedroom
Fitted carpet. Two radiators. Double glazed window to front aspect.

Dressing Room
Fitted carpet.

En-suite
White three piece suite comprising; Double shower. Wash hand basin. W.C. Radiator. Shaver point. Porcelanosa tiled walls and flooring. Double glazed opaque window to rear aspect.

Bedroom Two
Fitted carpet. Radiator. Double glazed window to front aspect.

Bedroom Five
Fitted carpet. Radiator. Double glazed window to rear aspect.

Family Bathroom
White three piece suite comprising; Panelled bath with shower over and glass shower screen. Wash hand basin. W.C. Radiator. Shaver point. Porcelanosa tiled walls and flooring. Double glazed opaque window to rear aspect.

Second Floor Landing
Fitted carpet. Skylight window.

Bedroom Three
Fitted carpet. Two radiators. Double glazed window to front aspect. Skylight window.

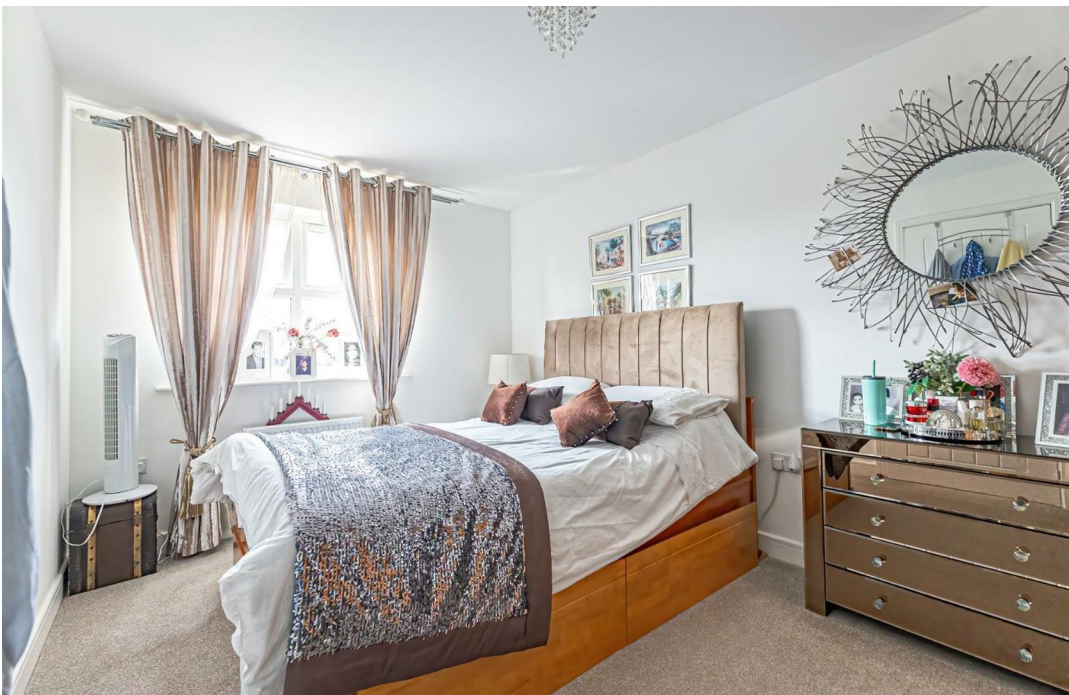
Bedroom Four
Fitted carpet. Radiator. Double glazed window to front aspect.

Shower Room
White three piece suite comprising; Shower. Wash hand basin. W.C. Radiator. Shaver point. Porcelanosa tiled walls and flooring. Skylight window.

Frontage
Driveway parking for four vehicles with two extra parking spaces in bays. Pathway leading to front door. Gated side access.

Double Garage
Up and over doors. Personal door. Power and lighting.

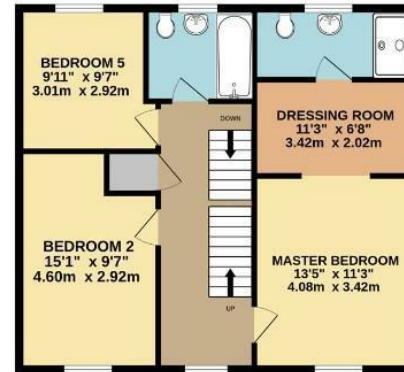
Rear Garden
Paved patio with remainder laid to lawn. Fully enclosed with gated side access. Outside tap. External weatherproof socket.



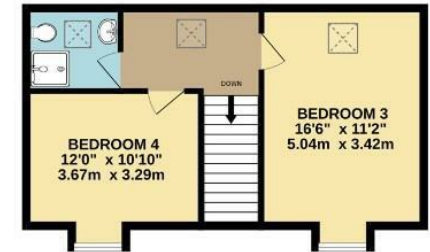
GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

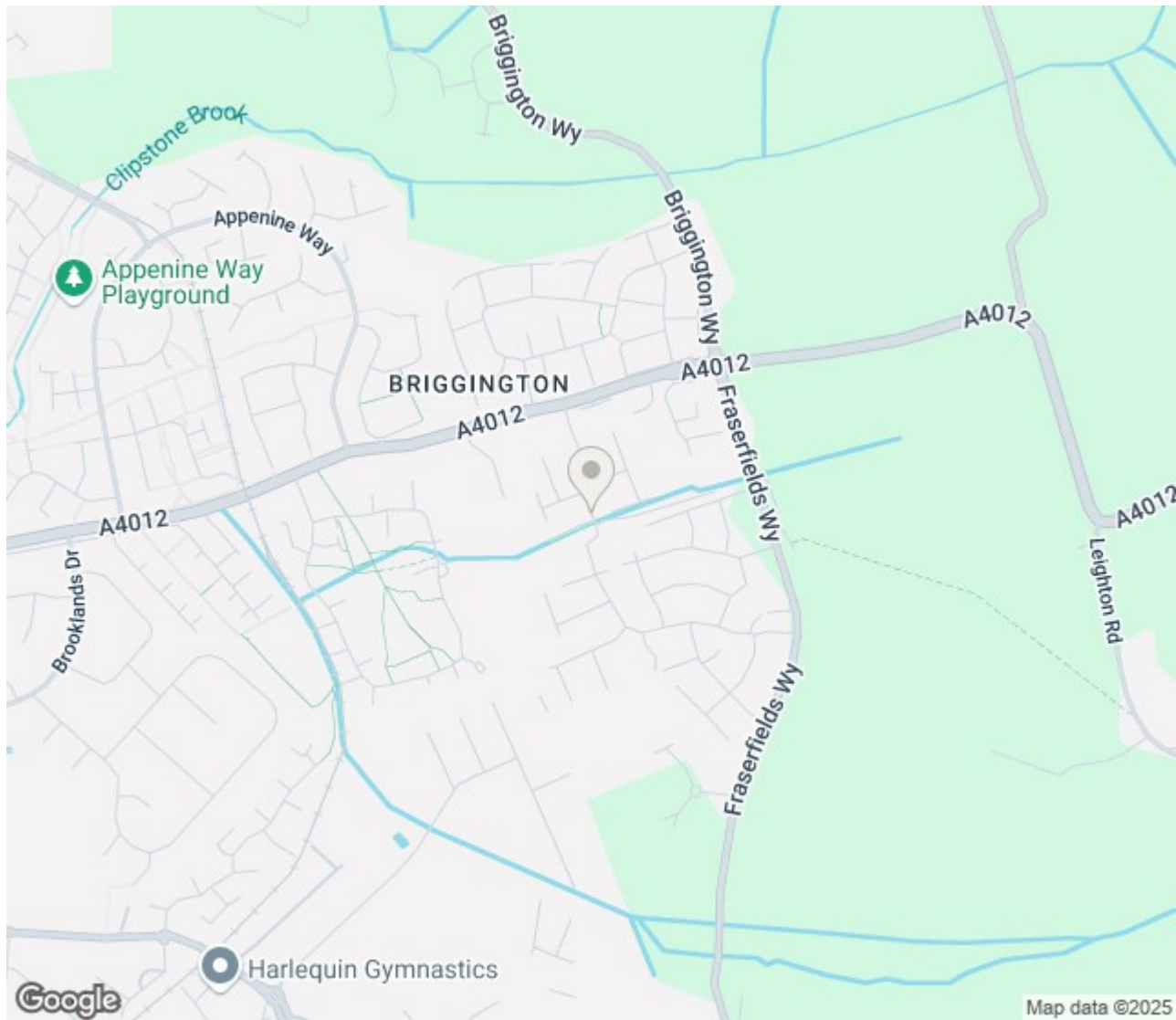


TOTAL FLOOR AREA : 2145 sq.ft. (199.2 sq.m.) approx.

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		93
(81-91) B	86	
(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.

HUNTERS[®]
HERE TO GET *you* THERE

