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27 Dimmock Close, Leighton Buzzard, LU7 4RY

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Offers In Excess Of £425,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOAKROOM
- DRIVEWAY PARKING and GARAGE
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- EN-SUITE TO MAIN BEDROOM
- WELL-APPOINTED KITCHEN
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

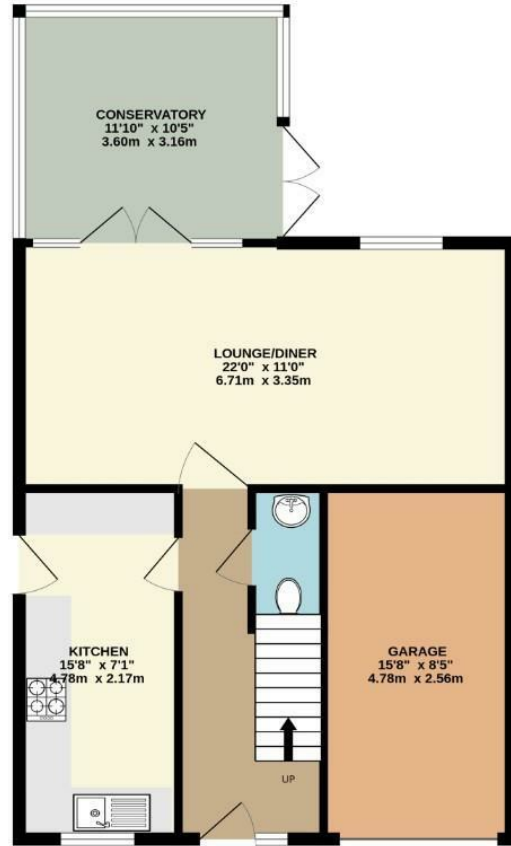
Hunters are delighted to market this well presented four bedroom detached family home, located within a highly sought after location of Leighton Buzzard.

In brief this property offers, a lounge/dining room, well appointed kitchen, conservatory, downstairs cloakroom, four bedrooms with an en suite to the main bedroom and a family bathroom. Externally there is an enclosed rear garden, driveway parking for multiple vehicles and garage.

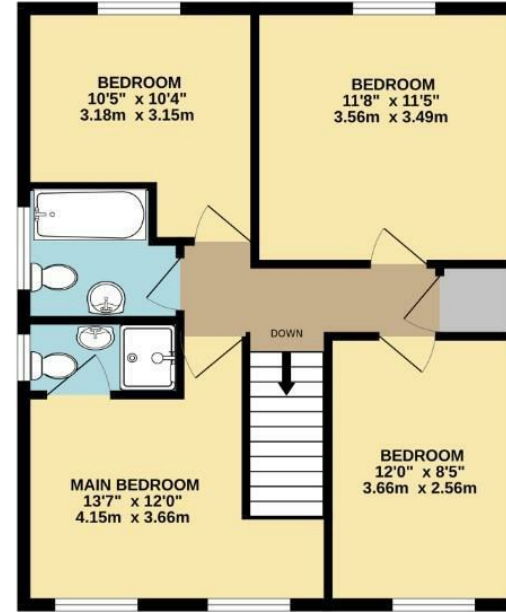
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Entry via a composite door. Stairs rising to the first floor landing. Radiator and luxury vinyl tiles.

Cloakroom

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

Lounge/Dining Room

Double glazed window to rear aspect. Door glazed French doors opening to the conservatory. Radiator and luxury vinyl tiles.

Conservatory

Triple aspect double glazed windows. Double glazed French doors opening to the rear garden. Tiled and insulated roof has been installed

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Four ring gas hob with an extractor over. Electric oven. Single bowl stainless steel sink and drainer. Integrated washing machine, dishwasher and fridge-freezer. Luxury vinyl tiles and radiator. Part glazed door opening to the rear garden.

First Floor Landing

Fitted carpet and access to the loft. Storage cupboard.

Main Bedroom

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

En-suite

Double glazed window to side aspect. 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

Double glazed window to side aspect. Three piece suite comprising, bathtub, W.C and wash hand basin.

Front

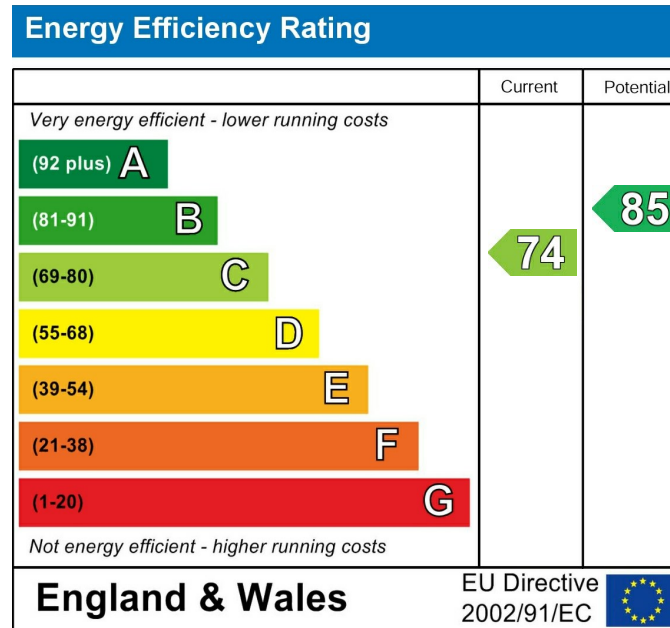
Driveway parking for multiple vehicles. Side gated access to the rear garden.

Garage

Up and over door. Power and lighting.

Rear

Enclosed rear garden. Astroturf. Patio seating area.



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.







