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28 Ramsay Drive, Leighton Buzzard, LU7 3FZ

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Guide Price £795,000

- FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- PREMIUM QUALITY UPGRADES THROUGHOUT PROPERTY
- CLOAKROOM and UTILITY ROOM
- POPULAR LOCATION
- GATED DRIVEWAY and CONVERTED DOUBLE GARAGE
- HOME OFFICE
- EN-SUITES TO MAIN and GUEST BEDROOMS
- LANDSCAPED FRONT and REAR GARDEN
- 30 MINS TO LONDON EUSTON

This impeccably presented five bedroom detached family home, is situated in the highly sought-after Clipstone area of Leighton Buzzard.

Beautifully finished to a high standard throughout, this property boasts a range of premium features, including upgraded interior doors, security sensor lighting for the driveway and front garden, a remote-controlled electric driveway gate with app connectivity, and built-in high-quality wardrobes in every bedroom, and landscaped front and rear gardens with lighting.

Upon entering, you're greeted by a spacious entrance hall leading to a light-filled lounge. Adjacent is a separate family room with French doors opening to the garden, blending indoor and outdoor living. The heart of the home features a stunning kitchen and dining area with sleek units, granite countertops, and a central island that doubles as a prep space and dining spot. High-end appliances and stylish flooring enhance the space. Additional features include a utility room, home office, and a cloakroom, providing both comfort and practicality throughout the ground floor.

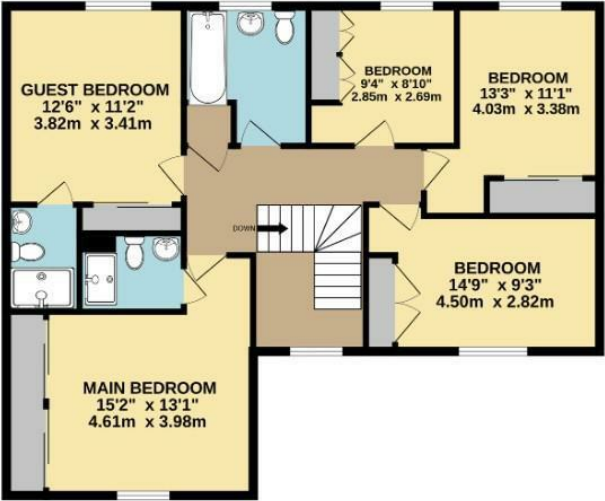
The first floor features five well-proportioned bedrooms. The main bedroom enjoys a private en-suite and generous space, while the guest bedroom also benefits from its own en-suite, ideal for visitors. There are two comfortable double bedrooms and a sizable fifth bedroom, all served by a stylish family bathroom.

The property boasts a gated driveway and a double garage, which has been converted into a garden room complete with water and waste connections, plus electric radiators, the lot has also been reinforced. The rear garden is beautifully landscaped, featuring a lush lawn, mature flower beds, and a patio seating area. External water and power outlets. There's also gated access to the driveway. Drip sprinklers for all gardens flower beds.

GROUND FLOOR
1274 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	86		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	













