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78 Ramsay Drive, Leighton Buzzard, LU7 3FZ

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Guide Price £425,000

- THREE BEDROOM HOME FAMILY HOME
- GROUNDFLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- JACK AND JILL BATHROOM
- BEAUTIFULLY PRESENTED
- EN-SUITE TO MAIN BEDROOM
- GARAGE AND DRIVEWAY
- POPULAR AREA
- LOUNGE/ DINING ROOM
- INTERACTIVE VIRTUAL TOUR

A beautifully presented and contemporary three-bedroom family home, perfectly positioned within the highly sought-after and thriving Clipstone Park development.

From the moment you step inside, you are welcomed by a bright entrance hall with stairs rising to the first-floor landing. The stylishly fitted kitchen boasts a comprehensive range of sleek wall and base units, complemented by integrated appliances, creating a modern and practical cooking space. To the rear, the spacious lounge/dining room is an inviting setting for both everyday family life and entertaining. With a feature media wall, side window, and French doors opening onto the garden, the room is flooded with natural light throughout the day. Completing the ground floor is a convenient cloakroom/WC.

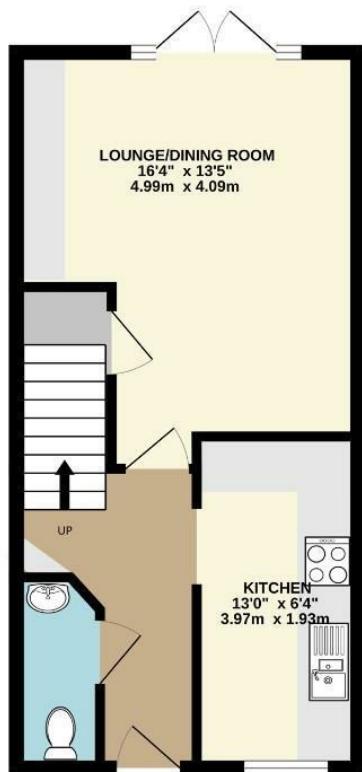
The first floor presents two well-proportioned double bedrooms, both offering comfortable accommodation. The Jack and Jill bathroom is cleverly designed to serve as both the family bathroom and a private en-suite to the rear bedroom, adding flexibility and functionality.

Occupying the entire top floor, the impressive main bedroom suite is a true highlight. Generous in size and filled with natural light thanks to dual aspect windows, it also benefits from extensive storage potential and a stylish en-suite shower room, creating a private and luxurious retreat.

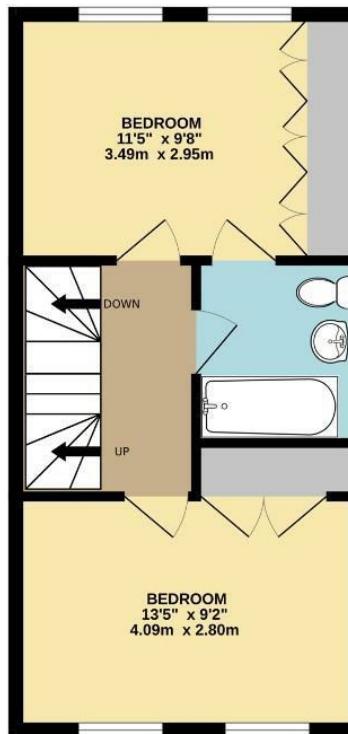
Externally, the property continues to impress. The enclosed rear garden has been thoughtfully landscaped for low maintenance, featuring quality AstroTurf, a patio seating area ideal for alfresco dining, and side gated access leading to the driveway. The driveway itself provides parking for multiple vehicles and direct access to the garage, which is fitted with power and lighting and includes a personal door from the garden.

In summary, this outstanding home combines modern living with stylish presentation and practical design. Situated in one of the area's most popular developments, it is a property that must be viewed to be fully appreciated.

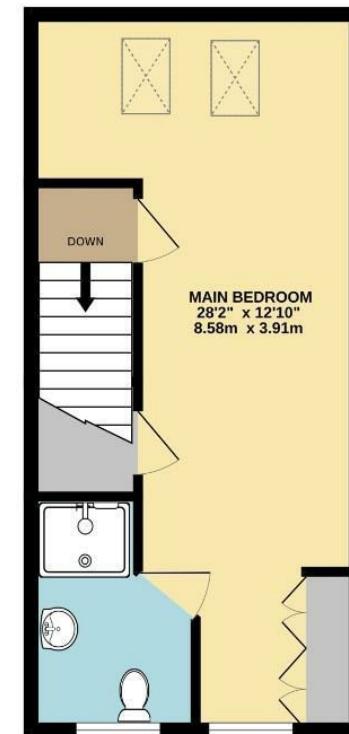
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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		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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

