

# 2 Crick Close

Leighton Buzzard, Bedfordshire, LU7 3GT







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Guide Price £775,000

A beautifully presented five bedroom, three bathroom, detached house situated within a popular modern development with convenient access to Leighton Buzzard Town Centre and train station.

Constructed in 2020, this spacious home has versatile accommodation in excess of 2300 sq.ft and is offered for sale with no upper chain.

The property has been subject to a variety of improvements by the present vendors, including a newly fitted kitchen and utility room, replaced in January 2025, and a garage conversion, currently utilised as a games room.

## Ground Floor Accommodation

The spacious entrance hall has a built-in storage cupboard and access to the WC. To the front of the property, there is a cinema room and a study. To the rear of the property, there is a sitting room and the newly refitted kitchen/dining room with a separate utility room. Both the sitting room and kitchen have double doors opening out to the rear garden.

## First Floor Accommodation

Both the master and guest bedrooms have an ensuite shower room, There are three further bedrooms along with a family bathroom.

## Outside

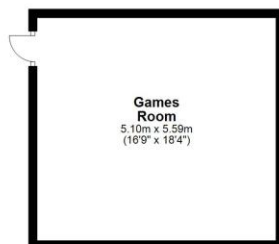
To the side of the property, there is parking for four vehicles, with an electric vehicle charging point, ahead of the detached double garage which has been converted for use as a games room.

Gated side access leads to the rear garden which is laid to lawn and paved patio seating area. There are trees planted to the rear boundary to offer privacy screening.



Call Gavin Mills to arrange a viewing on **07971 807 341**





Main area: Approx. 189.4 sq. metres (2039.0 sq. feet)

Plus outbuildings: approx. 28.5 sq. metres (307.5 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.