



Layco

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Cotefield Drive

Leighton Buzzard

- Refitted bathroom plus two en-suites
- Kitchen/breakfast room plus two reception rooms
- Landscaped West facing garden
- Large double garage with utility area
- Highly sought after location
- Internal viewing recommended!

Price £625,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this four double bedroom detached family home, situated in a highly regarded cul-de-sac off Heath Road. The home boasts a refitted bathroom, two ensuites, large double garage and separate reception rooms. The property is tucked away in a quiet and elevated position with views towards fields and within walking distance of excellent schooling. An internal viewing is highly recommended to fully appreciate the space of this fantastic family home.

Accommodation:

Storm Porch: Leading to:

Entrance Hall: Karndean flooring with stairs to first floor with under stairs storage cupboard. Cupboard housing gas fired Glow-worm central heating boiler and digital control. Door to the double garage and utility area.

Cloakroom: Fitted with a WC, hand basin and window to the side aspect. Heated towel radiator.

Kitchen/Breakfast Room: Fitted with a range of wall and floor mounted units with worktops above and a 1 1/2 bowl sink and drainer unit. There is a built in Neff double oven, five ring gas hob and space for a breakfast table. Window to the front aspect and door to the side.

Dining Room: A generous second reception room with window overlooking the rear garden, Karndean flooring and hatch to the kitchen.

Living Room: A large living room with double doors out to the garden. The room is fitted with Karndean flooring and features a gas fired log burner with fireplace surround.

Landing: Window to side and doors to the bathroom and all bedrooms.

Bedroom Four: A double bedroom with built in wardrobes and window to the front aspect with fields beyond.

Bedroom Three: A spacious double bedroom with a range of fitted wardrobe furniture and window to the rear aspect.

Bedroom One: A double bedroom with a large range of fitted wardrobes and window to the rear aspect overlooking the garden.

Ensuite Bathroom: Fitted with a suite comprising; WC, hand basin and bath with shower above. Window to the rear aspect.

Bedroom Two: Another spacious double bedroom with a range of built in wardrobe furniture, window to the front aspect with fields beyond and opening to an ensuite comprising shower cubicle and hand basin.

Bathroom: Refitted with a modern suite comprising` large walk in shower, WC, bidet, hand basin and window to the front aspect. Fully tiled walls and floor, heated towel radiator.

Outside:

Front Garden: Large driveway with off road parking for multiple cars. Gated side access.

Garage: Double garage with electric up and over roller door. Personal door to hallway. Utility area to the rear comprising sink unit with mixer tap, floor and eye level cupboards. Space and vent for tumble dryer, plumbing for washing machine and space for freezer. Hatch to roof space.

Rear Garden: A landscaped West facing garden featuring a large patio area with retaining brick wall. Steps leading to an area laid to lawn. Garden storage shed and enclosed by fencing.

General: Freehold, Central Beds Council, Council tax band: F, EPC: D.



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