



Connells

Moneta Rise
Leighton Buzzard



Property Description

Experience luxury living in this four-bedroom detached home with a detached garage. This residence boasts a thoughtfully designed layout, featuring a spacious lounge, a modern kitchen diner, and a convenient utility area. The home office provides the perfect space for remote work. It further benefits from remaining NHBC warranty!

The property is further improved by CAT 5 NETWORK CABLING throughout the property giving seamless connectivity to your Wi-Fi router (subject to network provider).

Indulge in the comfort of the primary bedroom with its en-suite bathroom and fitted wardrobes. The large loft space offers potential for customization, while the boarded loft in the garage provides additional storage options. The low-maintenance rear garden is perfect for relaxing or entertaining.

Enhance your lifestyle with the option to add the hot tub at an extra cost, creating a serene retreat in your own backyard. Don't miss the opportunity to make this exquisite property your dream home.

Entrance Hall

UPVC front door. Double glazed window. Radiator. Under stairs cupboard with CAT 5 Hub / storage shelving. Yale alarm. Remote alarm system throughout house and Ringo / security lighting. Carpeted flooring.

Cloakroom

Wash hand basin. Radiator. WC. Extractor fan. Partly tiled walls.

Lounge

14' 7" x 10' 8" (4.45m x 3.25m)
Dual aspect double glazed windows with fitted blinds. TV point. Radiator. Carpeted flooring.

Kitchen/ Diner

17' 6" x 10' 11" (5.33m x 3.33m)
Dual aspect double glazed window to side and rear. Fitted kitchen with wall and base units. USB sockets. Double oven. 5 ring hob with cooker hood over. Integrated dishwasher. Integrated fridge freezer. Stainless steel sink and drainer. Radiator. French doors. Vinyl flooring.

Utility Cupboard

Work surfaces. Convenient electric sockets. Storage cupboard. Plumbing for washing machine. Shelving. Extractor fan. Vinyl flooring.

Landing

Double glazed window to side with fitted blinds. Loft hatch. Radiator. Carpeted flooring.

Bedroom One

12' 4" max x 10' 5" (3.76m max x 3.17m)

Double glazed window to rear. Fitted wardrobe. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window to side. Extractor fan. WC. Wash hand basin with tiled splashback. Vanity mirror. Radiator. Shower cubicle. Vinyl flooring.

Bedroom Two

10' 5" x 10' 10" (3.17m x 3.30m)

Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Three

10' 9" max x 6' 11" (3.28m max x 2.11m)

Double glazed window to rear. Radiator. Carpeted flooring.

Bedroom Four

7' 4" x 6' 11" (2.24m x 2.11m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Wash hand basin with tiled splashback. WC. Bath with shower over. Radiator. Partly tiled walls. Vinyl flooring.

Loft Space

Pull down ladder.

Outside

Front Garden

Shingle. Small step to front door. Driveway to side with parking and access to garage.

Rear Garden

Paved patio. Artificial grass. Additional conveniently located power points in the garden at each corner. Outside tap. Side access.

Garage

14' 7" x 11' (4.45m x 3.35m)

Up & over door. Power. Light. Boarded loft with ladder.

Office

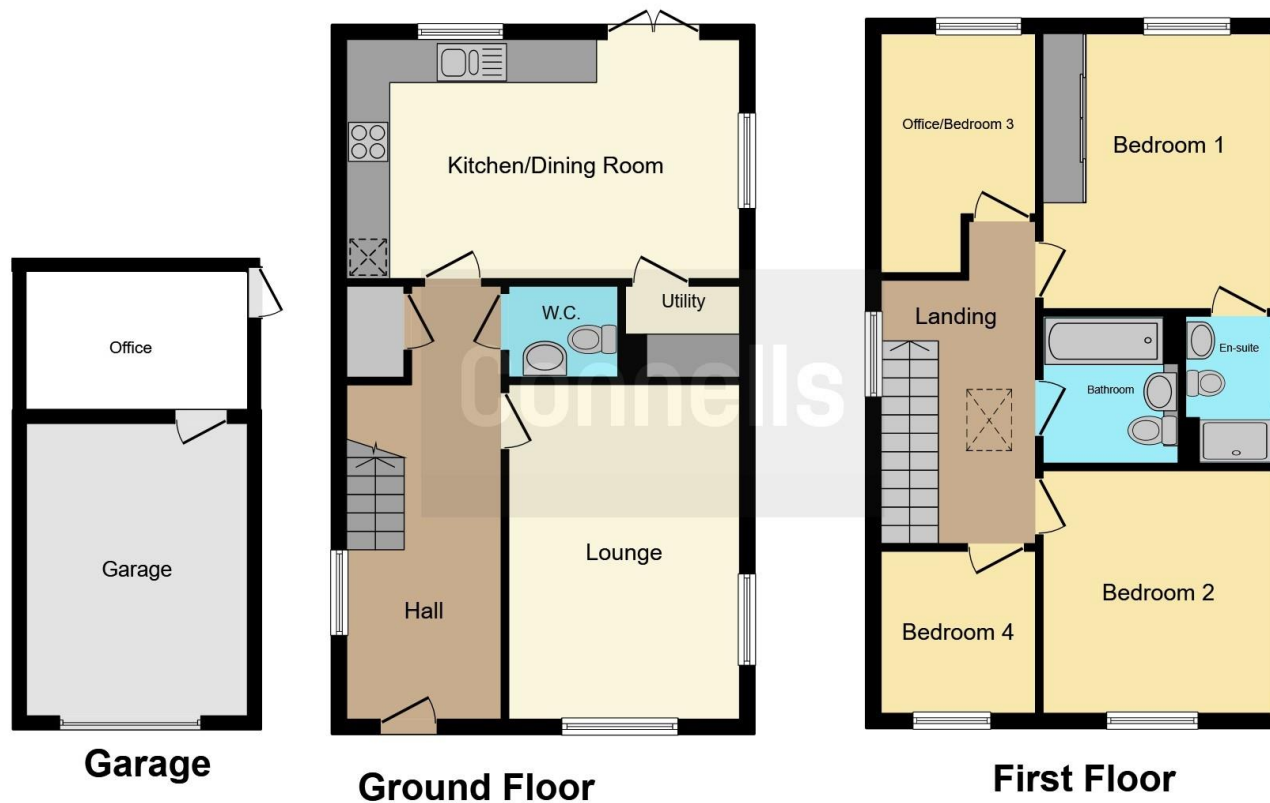
10' 9" x 8' 9" (3.28m x 2.67m)

Separate entrance door to office from garden. Work tops. Plenty of electric sockets. Courtesy door. Vinyl flooring.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC310724



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