



**Connells**

Derwent Road  
Leighton Buzzard



## Property Description

Priced to sell! This stunning four-bedroom detached residence offers unparalleled comfort and style, boasting recent renovations throughout. Step onto the larger-than-average driveway, providing ample parking space for three cars, a rarity for a property of this calibre. Admire the newly installed doors and windows at the front, along with fresh soffits all around, exuding contemporary charm and curb appeal.

Inside, be captivated by the brand-new bespoke kitchen, meticulously designed to cater to every culinary need. The refitted bathroom adds a touch of luxury to everyday living. With two conservatories, soak in natural light and enjoy tranquil views of the ample rear garden, perfect for outdoor gatherings and relaxation.

Indulge in countryside vistas from the front of the property, offering a serene backdrop to everyday life. With scope for extension, subject to planning permission, unlock the potential to tailor this home to your evolving needs and aspirations.

Don't miss the chance to own this immaculate residence, where modern comforts blend seamlessly with idyllic surroundings, creating a haven of tranquillity and refinement.

## Entrance Hall

Under stairs cupboard. Vinyl flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin with tiled splashback. Heated towel rail.

## Lounge

17' 10" x 15' 1" ( 5.44m x 4.60m )

Double glazed window. Bi-fold doors to conservatory. 2 radiators. Carpeted flooring.

## Kitchen

2 double glazed windows with fitted shutters. Fitted kitchen with wall and base units. Induction hob with cooker hood over. Integrated electric oven. Integrated dishwasher. Integrated washing machine. Integrated oven/microwave & warming drawer. Stainless steel sink. Space for an American style fridge freezer. Boiler (2 years old). Breakfast bar. Column radiator. Karndean flooring.

## Sun Room/ Dining Room

10' 3" x 7' ( 3.12m x 2.13m )

UPVC construction. Fitted blinds (Hilarys). Bi-fold doors to garden. Column radiator. Karndean flooring.

## Conservatory

10' 11" x 9' 11" ( 3.33m x 3.02m )

UPVC construction. Fitted blinds (Hilarys). Column radiator. French doors. Laminate flooring.

## Landing

Double glazed window. Loft access, boarded, light & ladder. Radiator. Airing cupboard. Carpeted flooring.

## Bedroom One

11' 5" x 9' 8" ( 3.48m x 2.95m )

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

11' 5" x 7' 10" ( 3.48m x 2.39m )

Dual aspect double glazed windows. Radiator. Carpeted flooring.

## Bedroom Three

13' 4" x 6' 6" ( 4.06m x 1.98m )

Double glazed window. Vaulted ceiling. Radiator. Carpeted flooring.

## Bedroom Four

9' 10" x 6' 11" ( 3.00m x 2.11m )

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. WC. Wash hand basin in vanity unit. Heated towel rail. Bath. Shower cubicle with electric shower. Partly tiled walls. Vinyl flooring.

## Rear Garden

Composite decking. Artificial grass. Pathway to side access. Easterly facing. Mature shrubs and bushes. Enclosed with wooden panelled fencing.

## Garage

Electric roller door. Courtesy door to garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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