



Connells

Bellona Drive  
Leighton Buzzard



## Property Description

Welcome to this charming four bedroom detached house nestled within the desirable Roman Gate community. This home boasts a private driveway and ample parking, ensuring convenience for residents and guests alike.

Presented to a high standard, this home features a well-designed layout ideal for modern living. Its proximity to shops and amenities ensures convenience, while being within the catchment area of a reputable school adds to its appeal for families.

Furthermore, excellent transport links to the A5 and M1 motorway make commuting a breeze, offering seamless connectivity to the nearby cities of Hemel Hempstead, Milton Keynes and beyond. Don't miss the opportunity to make this property your own and enjoy the best of suburban living combined with urban accessibility!

## Entrance Hall

Composite front door, amtico flooring, double glazed window, radiator.

## Cloakroom

WC, Wash hand basin, amtico flooring, double glazed window, extractor fan.

## Study

9' 11" x 9' ( 3.02m x 2.74m )

Double glazed window with fitted shutters, amtico flooring, radiator.

## Lounge

17' 9" x 10' 11" ( 5.41m x 3.33m )

Double glazed window with fitted shutters, double glazed French Doors with fitted shutters, carpeted flooring, radiator.

## Kitchen

21' 11" x 9' 11" Max ( 6.68m x 3.02m Max )

A selection of wall and base units with work surfaces over, stainless steel sink and drainer, gas hob with electric cooker hood over, electric oven, integrated microwave, integrated dishwasher, integrated fridge and freezer, dual aspect double glazed windows, laminate flooring, radiator.

## Utility Room

10' 10" Max x 6' 4" ( 3.30m Max x 1.93m )

Wall and base units with work surfaces over, Central heating boiler, extractor fan, Integrated washing machine, space for tumble dryer, radiator, laminate flooring, double glazed window, door to garden.

## Landing

Stairs from entrance hall, carpeted, radiator, storage cupboard, double glazed window.

## Bedroom One

17' 8" x 9' to built in wardrobes ( 5.38m x 2.74m to built in wardrobes )

Dual aspect double glazed windows with fitted shutters, built in wardrobes, 2 x radiators, carpeted flooring.

## En Suite To Bedroom One

Wash hand basin, WC, double shower cubicle, tiled floor, half height tiled walls and water sensitive areas, double glazed window, radiator.

## Bedroom Two

10' 1" x 9' 3" ( 3.07m x 2.82m )

Double glazed window with fitted shutters, radiator, carpeted flooring.

## Bedroom Three

13' 4" Max x 9' ( 4.06m Max x 2.74m )

Dual aspect double glazed window with fitted shutters, radiator, carpeted flooring, built in wardrobes

## Bedroom Four

10' 1" Max x 8' 1" ( 3.07m Max x 2.46m )

Double glazed window with fitted shutters, radiator, carpeted flooring.

## Family Bathroom

Double glazed window, wash hand basin, WC, bath with mixer taps, chrome towel radiator, fully tiled walls, vinyl floors, extractor fan.

## Outside

### Front Garden

Parking for multiple vehicles, artificial grass, pathway to front door.

### Rear Garden

Mainly laid to law, decked area, patio area, double glazed french doors into garage, outside fresh water tap.

### Double Garage

Two up and over doors, power, light, courtesy access from the garden via double glazed french doors.









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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