

Connells
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SALE



Connells

Nelson Road
LEIGHTON BUZZARD



Property Description

Step into this expansive, heavily extended four-bedroom semi-detached home, ideally situated within a leisurely stroll to the town centre. Boasting ample driveway parking for multiple cars, along with a secure garage and large utility area, this residence seamlessly blends practicality with comfort.

Venture into the garden oasis to discover fully powered wooden construct workshops, perfect for hobbyists or DIY enthusiasts. Inside, a loft conversion, conservatory, and dedicated work-from-home space offer versatility for modern living. With the convenience of a downstairs shower room and refitted family bathroom, as well as a recently renovated kitchen, every aspect of this home exudes contemporary elegance.

Don't miss the chance to experience the sheer magnificence of this property firsthand - it truly must be seen to be fully appreciated!

Entrance Porch

Laminate floor, double glazed door and window.

Entrance Hall

Laminate flooring, radiator, downstairs storage.

Lounge

17' 8" x 11' 11" Max (5.38m x 3.63m Max)
Laminate flooring, gas fireplace, radiator, double glazed window to the front aspect.

Inner Lobby/Bar

16' 8" x 17' 3" (5.08m x 5.26m)
Radiator, laminate floor, storage cupboard, ***Bar is not included and will be removed***

Dining Room

21' 2" x 9' 2" (6.45m x 2.79m)
Laminate floor, radiator, airing cupboard.

Conservatory/Study

10' 3" x 5' 9" (3.12m x 1.75m)
Double glazed door and windows to rear aspect, laminate flooring, radiator.

Dining Room

21' 2" x 9' 2" (6.45m x 2.79m)
Laminate floor, radiator, airing cupboard. Open hatch to kitchen, open planned into conservatory and dedicated study space.

Kitchen

11' 7" x 9' 7" (3.53m x 2.92m)
Refitted in 2022, various wall and base units, double stone sink, plumbing for dishwasher, electric oven, six ring gas hob with electric cooker hood over, laminate flooring, open hatch to dining room and study area, UPVC door to utility area and garage.

Utility Room

27' 1" x 8' 9" (8.26m x 2.67m)

Tiled floor, base units, radiator, french doors to garden, fridge freezer spaces, washing machine plumbing, tumble dryer space.

Shower Room

Wet room style shower room, "Shower Tower", WC, Wash hand basin, double glazed window, full height wall tiling, radiator.

Landing

Laminate flooring, double glazed window to side, radiator.

Bedroom One

11' 10" Max x 11' 2" (3.61m Max x 3.40m)

Fitted wardrobes, laminate floor, radiator, double glazed window to rear.

Bedroom Two

11' x 10' 10" max (3.35m x 3.30m max)

Laminate floor, radiator, double glazed window to front aspect.

Bedroom Four

9' x 6' 7" (2.74m x 2.01m)

Laminate floor, radiator, double glazed window.

Family Bathroom

Whirlpool bath, WC, bidet, wash hand basin, double shower with 10.5kw electric shower, radiator, full height tiled walls, double glazed window to rear.

Second Floor

Bedroom Three

12' 10" x 10' 1" (3.91m x 3.07m)

Loft room, restricted head height throughout, two skylight windows to the rear, eaves storage to front and rear, radiator, carpeted flooring.

Outside

Front Garden

Paved driveway with dropped kerb access.

Rear Garden

Mainly laid to lawn, mature trees and shrubs, enclosed via fencing, two fully powered outbuildings.

Outbuilding One

16' 7" x 11' 6" (5.05m x 3.51m)

Power, light, double glazed door and window.

Outbuilding Two

11' 4" x 10' 6" (3.45m x 3.20m)

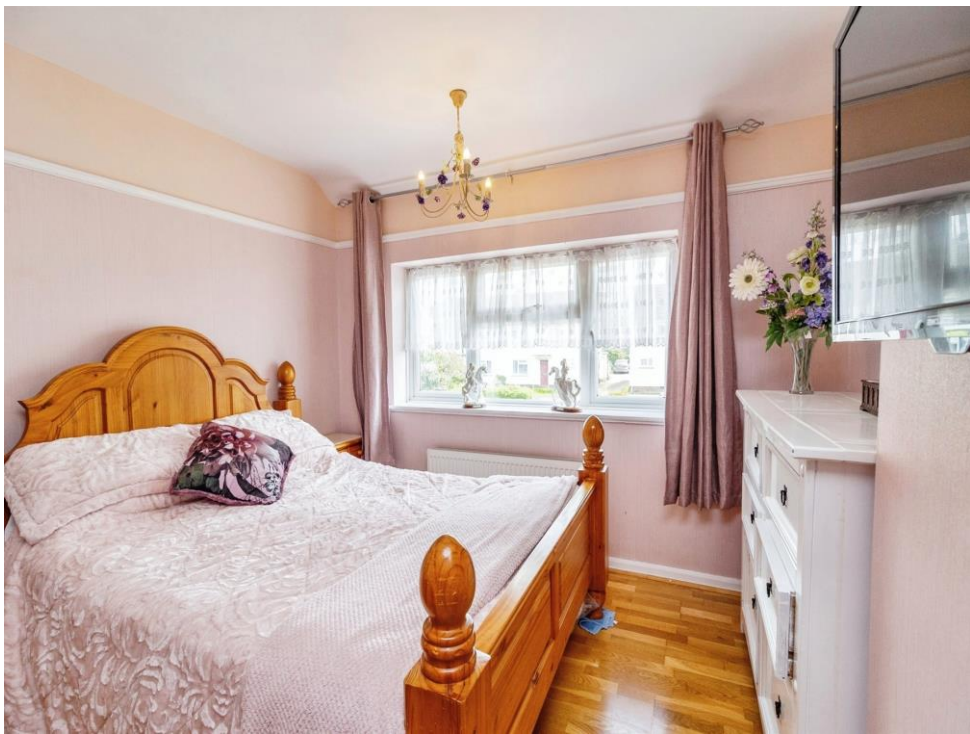
Power, light. Double glazed door and window.

Garage

14' x 9' 4" (4.27m x 2.84m)

Loft space within garage, electric roller door, power and light, secure door from utility room.









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

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EPC Rating: Awaited

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Tenure: Freehold



Awaiting Photograph

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