



Connells

Lister Corner
Leighton Buzzard



Property Description

this exceptional home.

New to the market, this spacious four-bedroom detached home is located in the popular Clipstone Park development. The property boasts four spacious double bedrooms, a separate living room with doors opening to the garden, and ample parking with a garage, driveway, and an allocated visitor space.

Inside, you'll find a versatile study, ideal for those who work from home or need a dedicated space for reading and studying. This room can also serve as a separate dining room. Additionally, there is a utility room/cloakroom offering extra storage and space for laundry appliances.

The open-plan kitchen seamlessly connects to the dining area, benefiting from a dual aspect that floods the space with light, creating a spacious and sociable area for entertaining family and friends. The dining area opens directly to the garden, making it perfect for summer BBQs and outdoor gatherings. Don't miss the opportunity to view this exceptional home.

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Entrance Hall

Under stairs cupboard. Meter cupboard. Stairs rising to first floor.

Cloakroom/ Utility

Integrated washing machine. WC. Storage. Sink in unit.

Lounge

12' 11" x 15' 8" (3.94m x 4.78m)
Radiator. Carpeted flooring. Patio doors to rear.

Dining Room/ Study

8' 9" x 10' (2.67m x 3.05m)

Double glazed window. Radiator. Carpeted flooring.

Kitchen

15' 8" x 10' 11" (4.78m x 3.33m)

Double glazed window. Fitted kitchen with wall and base units. Integrated dishwasher. Stainless steel sink and drainer. Integrated double electric oven. 5 ring gas hob. Radiator. Integrated fridge freezer. Boiler in cupboard.

Family Room

10' 9" x 12' 11" (3.28m x 3.94m)

Patio doors to rear. Radiator.

Landing

Storage cupboard. Loft access (fully insulated).

Loft Space

Fully insulated.

Bedroom One

11' 11" max x 16' 2" max (3.63m max x 4.93m max)

Double glazed window. Radiator. Carpeted flooring. Wardrobes (to remain).

En-Suite To Bedroom One

Double glazed window. Double shower cubicle. Chrome heated towel rail. WC. Wash hand basin. Fully tiled walls.

Bedroom Two

10' 11" x 13' 2" (3.33m x 4.01m)

Double glazed window. Radiator.

Bedroom Three

10' 7" max x 15' 7" max (3.23m max x 4.75m max)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

12' 6" x 8' 4" (3.81m x 2.54m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Bath with shower over. Fully tiled walls.

Outside

Front Garden

Laid to lawn. Access to side. Driveway for 2/3 cars.

Rear Garden

Laid to lawn. Patio area. Door to side. Wall and wooden fence surround.

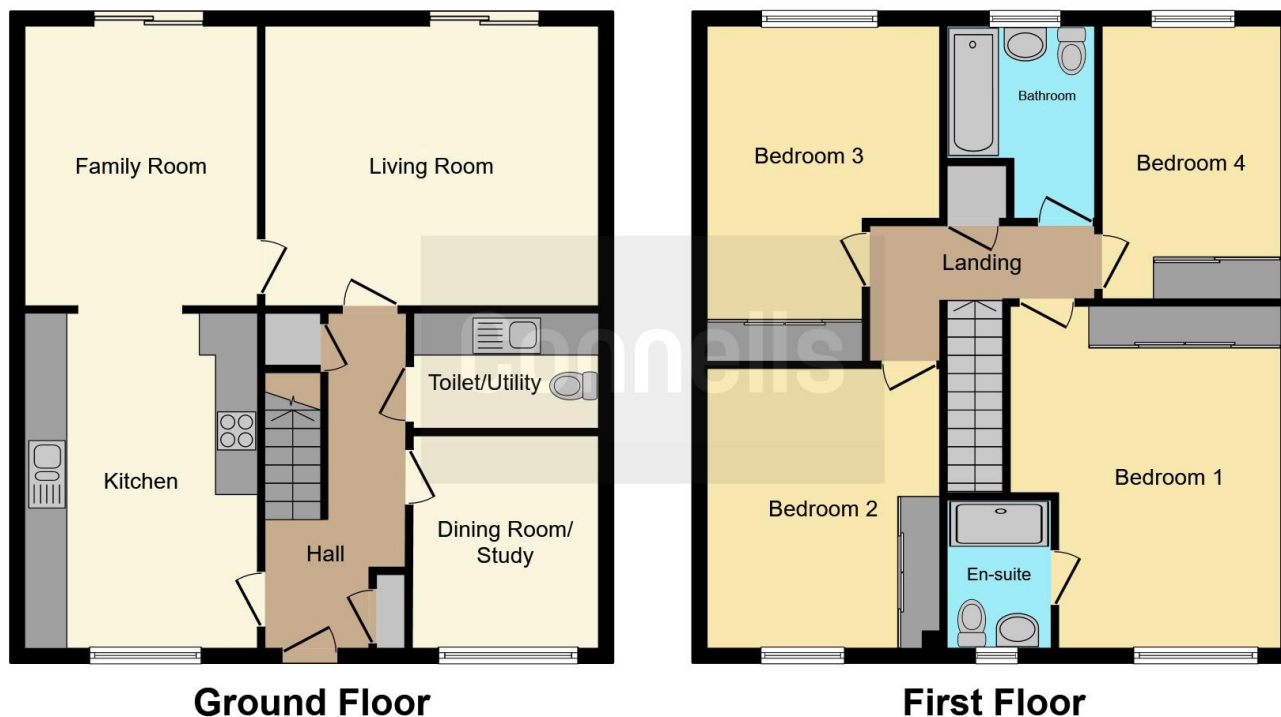
Garage

Up & over door. Power. Light. Eaves space.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/LBC310948



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