



Connells

Aurora Rise
Leighton Buzzard



Property Description

Connells are pleased to offer for sale this three bedroom semi detached home on Roman Gate.

This home combines modern living with a touch of nature, providing a comfortable and practical living environment.

There is a welcoming lounge with dual aspect windows flooding the room with light and warmth. The kitchen diner to the rear opens on to the well-established garden which boasts a variety of flowers, shrubs, and trees, creating a serene and picturesque outdoor space. A patio area offers a perfect spot for relaxation and outdoor dining.

There are three bedrooms, including a master suite with an ensuite shower room and the remaining two bedrooms are perfect for family members or guests. In addition to the ensuite, there is a well-appointed family bathroom.

The property has off road parking for two cars in front of the house. The property is located at the end of the cul-de-sac and in our opinion, the best spot on the road.

Entrance Hall

Door in to entrance hall. Stairs to first floor. Door to lounge. Radiator.

Lounge

12' 7" x 16' 4" (3.84m x 4.98m)
Double glazed window to front and side. Door to kitchen, Laminate floor. Radiator. Sky tv point.

Kitchen Diner

16' 2" x 11' (4.93m x 3.35m)
Fitted kitchen with wall and base units with work surfaces over, Integrated electric oven with gas hob. Extractor fan. Space for fridge freezer. plumbing for washing machine. Storage cupboard. Laminate flooring. Window to rear. French doors to rear. Door to cloakroom.

Cloakroom

Low level WC. Wash hand basin. Tiled splashback,

Landing

Doors to all rooms. Loft access. Storage cupboard. Carpet.

Bedroom One

10' 3" x 10' 4" (3.12m x 3.15m)
Double glazed window to front. Door to en-suite. Fitted wardrobe. Carpet. Radiator.

En-Suite

Double glazed window to front. Low level WC. Wash hand basin. Double shower cubicle. Vinyl flooring.

Bedroom Two

9' 5" x 9' 7" (2.87m x 2.92m)
Double glazed window to rear. Carpet. Radiator.

Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m)
Double glazed window to rear. Carpet. Radiator.

Bathroom

Three piece suite comprising of panel enclosed bath. Low level WC. Wash hand basin. Double glazed window to side. Vinyl flooring. Part tiled walls.

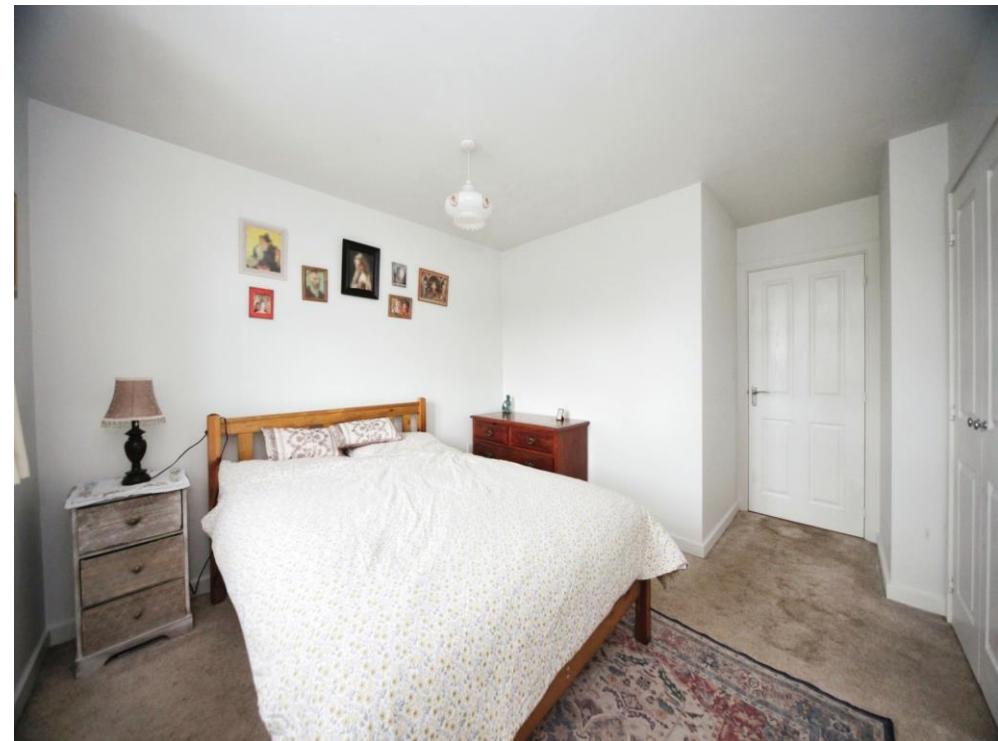
Outside

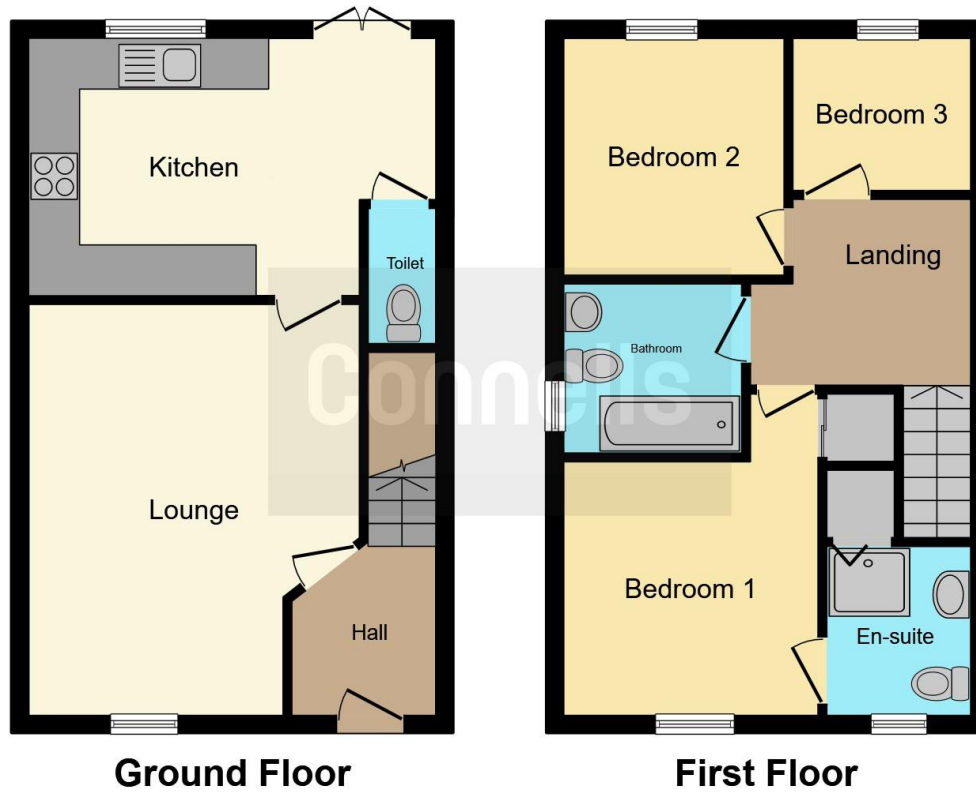
Rear Garden

Mainly laid to lawn with mature shrubs and bushes. Flower border. Part brick wall and fence surround. Patio area. Brick built BBQ. Gated rear access.

Parking

Driveway parking for two cars.





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

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/LBC310882

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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