



**Connells**

Somerville Drive  
Leighton Buzzard





## Property Description

Welcome to this nearly new, beautifully presented two-bedroom home, offering modern living in an ideal location. Built just a year ago, this property is immaculate throughout, blending contemporary style with practical features. The spacious entrance hall sets a welcoming tone, leading to a generous downstairs WC for added convenience. Both double bedrooms provide ample space and comfort, perfect for relaxation or versatile usage.

The home boasts a good-sized rear garden, ideal for outdoor entertaining, gardening, or simply enjoying some fresh air. The property also offers a private driveway with parking space for two cars, ensuring ease of access and peace of mind.

Situated close to local schools and lush green spaces, this home is perfect for families or professionals seeking a tranquil yet connected lifestyle. Don't miss the opportunity to make this exceptional property your next home!

## Entrance Hall

Cupboard. Under stairs cupboard. Radiator. Carpeted flooring.

## Cloakroom

Wash hand basin with tiled splashback. WC. Radiator. Extractor fan. Vinyl flooring.

## Lounge

15' 7" x 10' 5" ( 4.75m x 3.17m )  
Double glazed window. Radiator. TV point. Carpeted flooring. Door to garden.

## Kitchen

10' x 8' 2" ( 3.05m x 2.49m )  
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with stainless steel splashback. Stainless steel sink and drainer. Gas hob with cooker hood over. Electric oven. Radiator. Plumbing for washing machine. Space for fridge freezer.

## Bedroom One

15' 7" x 10' 6" ( 4.75m x 3.20m )  
Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

15' 7" max x 11' 2" max ( 4.75m max x 3.40m max )  
2 double glazed windows. Radiator. Loft access. Carpeted flooring.

## Bathroom

Bath with shower over. Wash hand basin with tiled splashback. Radiator. Shaver socket. WC. Extractor fan. Vinyl flooring.

## Outside

### Front Garden

Parking. Area for shrubs and plants. Pathway to front door.

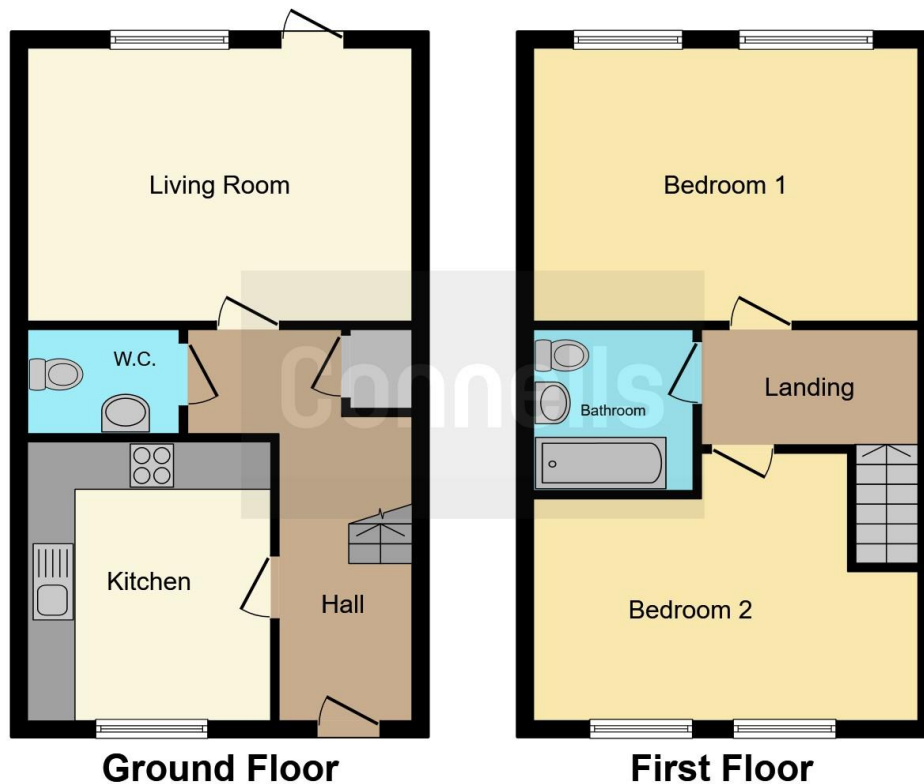
### Rear Garden

Mainly laid to lawn. Shed. Patio. Wooden fencing to borders.

## Agents Note

Land Registry application has not been updated from the Contractors Taylor Wimpey. There was a 125 year lease from 2023.





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**EPC Rating: B**

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Tenure: Freehold



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