



Connells

Fraserfields Way
LEIGHTON BUZZARD



Property Description

Nestled within a sought-after development by Barratt Homes, this beautifully designed three-bedroom townhouse, built just three years ago, presents an ideal blend of contemporary comfort and thoughtful craftsmanship. The home's crowning feature is its expansive primary suite, occupying the entire top floor. This private sanctuary offers an abundance of space and a truly luxurious en-suite bathroom, which stretches over 20 feet in length, providing a serene escape with its elegant fixtures and generous proportions.

The first-floor hosts two spacious double bedrooms, both thoughtfully linked by a stylish Jack and Jill bathroom. This design not only maximises convenience but also enhances the sense of flow and functionality throughout the home. On the ground floor, the layout opens into a welcoming and airy living space, perfect for both relaxing and entertaining. Adjacent to the living area is a well-appointed kitchen, offering ample space for culinary creativity and everyday dining.

Practicality is not overlooked, with the added benefit of a convenient downstairs WC, ideal for guests and family members alike. The property also boasts an integral garage, providing both secure storage and internal access to the home, as well as a driveway offering additional parking options. This townhouse stands as a testament to modern living, combining style, space, and convenience in a highly desirable location.

Entrance Hall

Radiator. Vinyl flooring.

Cloakroom

Wash hand basin. WC. Radiator. Extractor fan. Vinyl flooring.

Lounge

15' 3" x 13' 3" (4.65m x 4.04m)

2 double glazed windows. Radiator. French door. Vinyl flooring.

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)

Double glazed window. Fitted kitchen with wall and base units. Radiator. Electric oven. Integrated washing machine. Integrated fridge freezer. Vinyl flooring.

Landing

Radiator. Carpeted flooring.

Bedroom Two

13' 2" x 9' 8" (4.01m x 2.95m)

2 double glazed windows. Personal door to bathroom. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Radiator. Bath. WC. Extractor fan. Partly tiled walls. Vinyl flooring.

Bedroom Three

13' 3" max x 11' max (4.04m max x 3.35m max)

2 double glazed windows. Radiator. Carpeted flooring.

Landing

Radiator. Carpeted flooring.

Bedroom One

28' 5" x 13' 5" (8.66m x 4.09m)

Double glazed window. Keylite window. Storage cupboard. Radiator. Loft access. Carpeted flooring.

En-Suite To Bedroom One

Keylite windows. Wash hand basin. Double shower cubicle. Extractor fan. Radiator. Tiling to water sensitive areas. Shaver socket. WC. Extractor fan. Vinyl flooring.

Outside

Front Garden

Driveway with parking for 3 cars. Lawn. Pathway to front door.

Rear Garden

Mainly laid to lawn. Patio. Outside tap. Double socket. Enclosed with wooden fencing.

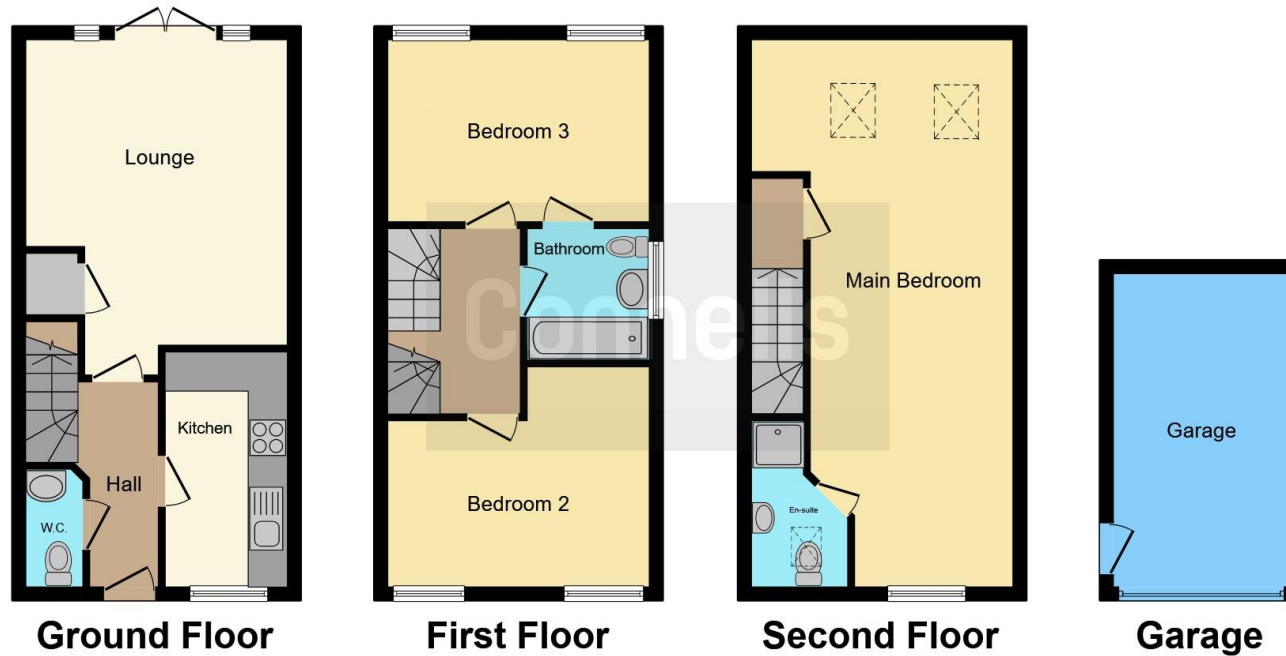
Garage

Up & over door. Power.









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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311089



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311089 - 0004