



Connells

Fraserfields Way
Leighton Buzzard



Property Description

This four-bedroom townhouse offers spacious and modern living across three floors. The ground floor features a single bedroom, as well as a well-sized kitchen-diner area, perfect for family meals and entertaining. The kitchen opens up to a private garden with a patio area and artificial grass, providing a low-maintenance outdoor space for relaxation. There is also a convenient WC on this level.

The first floor boasts a large lounge area, ideal for unwinding or hosting guests. The master bedroom on this floor is a retreat with its own en-suite bathroom, adding a touch of luxury and privacy.

On the second floor, you'll find two double bedrooms, both generous in size, and a well-equipped family bathroom. The townhouse also includes a garage for additional storage or parking.

The property benefits from a large driveway, offering ample parking space for up to three cars. This townhouse combines practicality with modern living, making it a great choice for families.

Entrance Hall

Built in storage.

Cloakroom

Wash hand basin. WC. Radiator.

Kitchen Area

11' x 6' 11" (3.35m x 2.11m)

Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Gas hob with cooker hood over. Plumbing for washing machine. Plumbing for dishwasher. 1.5 bowl stainless steel sink and drainer. Integrated fridge freezer. Laminate flooring.

Dining Area

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed window. Radiator. Double glazed patio doors. Laminate flooring.

Bedroom Four

9' x 6' 1" (2.74m x 1.85m)

Double glazed window. Radiator. Carpeted flooring.

First Floor Landing

Radiator. Carpeted flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. WC. Wash hand basin. Shower cubicle. Tiling to water sensitive areas.

Second Floor Landing

Bedroom Two

12' 10" x 11' 5" max (3.91m x 3.48m max)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

12' 10" x 10' 8" max (3.91m x 3.25m max)

Double glazed window. Built in storage. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Wash hand basin in vanity unit. Bath with shower over. WC.

Front Garden

Laid to lawn with pathway to front door. Mature bushes to borders.

Outside

Rear Garden

Artificial grass. Patio.

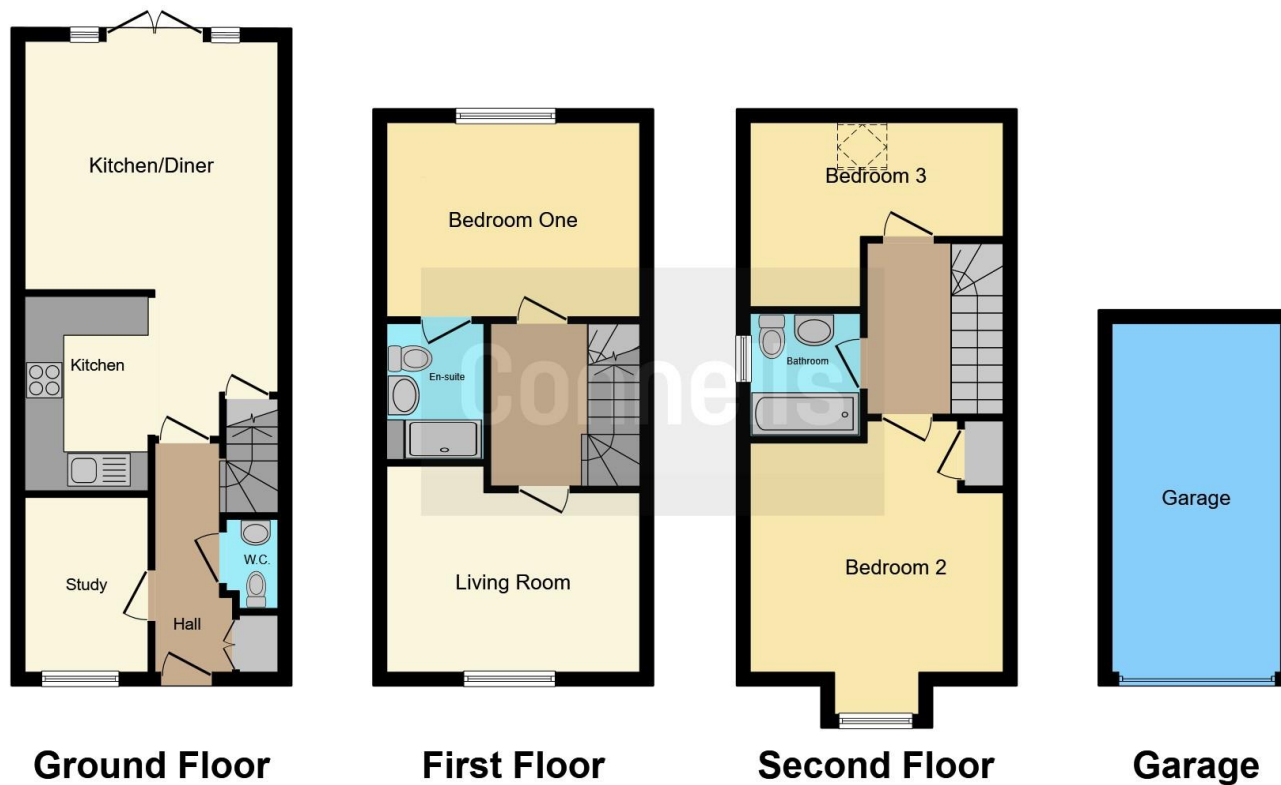
Garage

Up & over door.









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

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