



**Connells**

Wallis Drive  
LEIGHTON BUZZARD





### Property Description

This immaculately decorated three-bedroom semi-detached home is split over three beautifully designed floors.

On the ground floor, you're greeted by a spacious kitchen to the left, featuring modern fittings, sleek quartz counter tops, and plenty of storage. The kitchen is bright with ample natural light flooding in from the windows. Moving further into the house, you enter the inviting lounge diner, a stylish open-plan space perfect for both relaxation and entertaining. Large windows in the lounge area allow the outdoors to spill in, with direct access through the french doors to a well-maintained garden.

The garden is generously sized, with neat, well-tended grass on the lower level, with a large patio on the upper level offering a peaceful retreat to enjoy the outdoors in comfort.

The first floor comprises a well-appointed bathroom, featuring contemporary fixtures and finishes, as well as two good-sized bedrooms. These rooms are designed with

comfort in mind, offering plenty of space for furniture and storage. The second floor is dedicated to the impressive master bedroom. This large, elegant room creates a sense of space and luxury. It also boasts its own private en-suite, which is both stylish and functional, complete with modern fittings, and luxurious touches that elevate the overall experience.

Throughout the home, every room has been meticulously decorated, blending modern design with comfort, creating a home that feels both welcoming and sophisticated.



## Entrance Hall

Storage. Powered under stairs storage with space for dryer. Radiator.

## Cloakroom

Wash hand basin. WC. Radiator. Laminate flooring.

## Lounge/ Diner

15' 9" x 12' 2" max ( 4.80m x 3.71m max )  
Double glazed patio door. Radiator. Space for table and chairs. Laminate flooring.

## Kitchen

11' 4" x 8' 9" max ( 3.45m x 2.67m max )  
Double glazed window. Fitted kitchen with wall and base units. Quartz work surfaces with glass splashback. 1.5 bowl stainless steel sink and drainer. Integrated double electric oven. Electric hob with cooker hood over. Integrated fridge/freezer. Radiator. Integrated dishwasher. Integrated washing machine. Laminate flooring.

## First Floor Landing

Radiator, Storage. Carpeted flooring.

## Bedroom Two

9' 8" x 8' 5" ( 2.95m x 2.57m )  
Double glazed window. Radiator. Triple mirrored wardrobes. Carpeted flooring.

## Bedroom Three

15' 9" x 10' max ( 4.80m x 3.05m max )  
Double glazed window. Built in storage. Radiator. Carpeted flooring.

## Bathroom

Bath with shower over. Radiator. WC. Wash hand basin. Tiling to wet areas. Tiled flooring.

## Second Floor

### Bedroom One

17' 5" max x 15' 9" max ( 5.31m max x 4.80m max )  
Double glazed window. Built in wardrobes. Radiator. Carpeted flooring.

### En-Suite To Bedroom One

Double glazed window. Radiator. Wash hand basin. Shower cubicle. WC. Tiled flooring.

## Outside

### Front Garden

Gravel areas with pathway to front door. Small bushes. Driveway to side with parking.

### Rear Garden

Patio with steps down to lawn. Sleeper enclosed flower beds. Wooden panelled fencing to borders. Side access. Shed included (6'6" x 7'10").



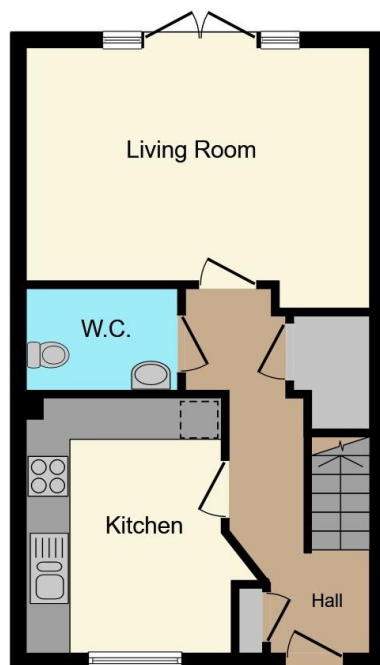




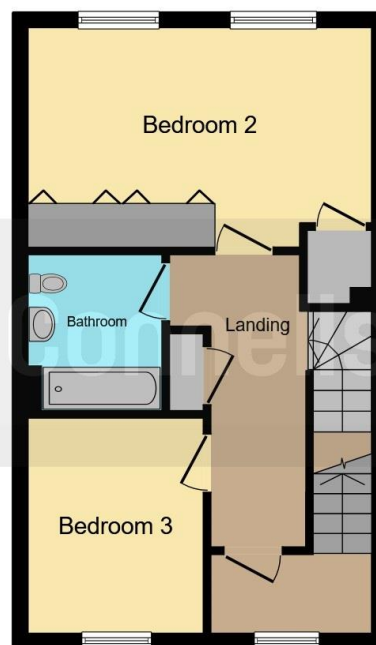








**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: B**

Tenure: Freehold

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Property Ref: LBC311230 - 0007