



Connells

Camberton Road
Leighton Buzzard



Property Description

This spacious five-bedroom detached house is an ideal family home, featuring a double story extension that enhances its living space.

Upon entering the ground floor, you are welcomed by an open and airy entrance hall with doors to a cloakroom, study and a large, light-filled lounge, perfect for relaxing or entertaining. The lounge flows seamlessly into a dining room, providing a formal space for family meals or gatherings. Adjacent to the dining room is a cozy sitting room complete with fitted bookcases offering a more intimate setting for relaxation. The dining room leads into a large kitchen, which is well-equipped with modern appliances and features a central island that serves as both a prep space and a casual dining area. From the kitchen, you can access the utility room, which provides additional storage and space for laundry and the pantry.

Upstairs, the home boasts four generously sized double bedrooms. The primary includes an en-suite. The fifth bedroom is a single room, perfect for use as a study, nursery, or guest bedroom. The upstairs accommodation is completed by a family bathroom. The property also features a driveway large enough for four cars and a garage for additional parking or extra storage space.

The corner plot garden is a standout feature, offering ample outdoor space. You'll find fruit trees scattered throughout. There's also plenty of room for a vegetable patch, allowing you to grow your own fresh produce in the

comfort of your home.

Entrance Hall

Double glazed UPVC door. Double glazed Window Carpeted flooring. Radiator.

Study

13' 2" x 10' 11" (4.01m x 3.33m)

Double glazed window. Radiator. Carpeted flooring.

Cloakroom

Double glazed window. WC. Wash hand basin. Carpeted flooring.

Lounge

20' 9" x 10' 10" (6.32m x 3.30m)

Double glazed window. Feature fireplace. Radiator. Carpeted flooring.

Dining Room

13' 1" max x 11' 4" max (3.99m max x 3.45m max)

Double glazed patio doors. Under stairs storage. Radiator. Carpeted flooring.

Kitchen

16' 3" max x 14' 10" max (4.95m max x 4.52m max)

Dual aspect double glazed window. Fitted kitchen with wall and base units. Island. 1.5 bowl stainless steel sink and drainer. Radiator. Integrated double oven. 5 ring hob

with vent hood built. Integrated dishwasher. Integrated fridge. Tiled flooring.

Pantry

9' x 5' 10" into units (2.74m x 1.78m into units)

Store cupboard. Integrated fridge freezer.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)

Double glazed window. Stainless steel sink and drainer. Wall and base cupboards. Plumbing for washing machine. Tiled flooring.

Sitting Room

16' 2" max x 9' 11" max (4.93m max x 3.02m max)

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

Landing

Airing cupboard. Carpeted flooring.

Bedroom One

16' 2" max x 14' 2" max (4.93m max x 4.32m max)

Double glazed window. Built in wardrobe. Loft access. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Wash hand basin in vanity unit. WC. Shower cubicle. Radiator. Storage.

Bedroom Two

16' 3" max x 9' 10" max (4.95m max x 3.00m max)

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

Bedroom Three

18' 9" x 6' 10" (5.71m x 2.08m)

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

Bedroom Four

10' x 6' 8" (3.05m x 2.03m)

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

Bedroom Five

11' max x 10' 5" max (3.35m max x 3.17m max)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with power shower over. Wash hand basin. WC. Radiator. Tiling to wet areas. Carpeted flooring.

Outside

Front Garden

Driveway parking. Laid to lawn with pathway to front door. Mature shrubs and bushes. Mature Magnolia tree.

Side Garden

Patio area. Vegetable patch. Fruit trees. Gated.

Rear Garden

Private rear garden. Mainly laid to lawn. Patio. Mature shrubs and bushes. Hedges & wooden panelled fencing to borders.

Garage

Up and over door

Agents Note

Solar panels front and rear.









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 Council Tax
 Band: F

Tenure: Freehold

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