



Connells

Kingfisher Drive
LEIGHTON BUZZARD



Property Description

This modern and spacious 4-bedroom end of terrace house offers stylish and practical living across three floors, ideal for families or professionals alike. On the ground floor, you'll find a bright and contemporary kitchen diner featuring modern fittings and ample space for dining. There is a convenient downstairs w/c, as well as under-stairs storage for added functionality.

To the rear of the property, the generously sized lounge provides a comfortable living area with direct access to a low maintenance garden, finished with artificial turf - perfect for relaxing or entertaining. The first floor comprises three well-proportioned bedrooms and a modern family bathroom. Three of the four bedrooms benefit from built-in wardrobes, offering excellent storage solutions.

This well-designed and versatile home combines comfort, style, and practicality, making it a fantastic opportunity for a range of buyers.



Occupying the entire second floor is the spacious main bedroom, complete with an en-suite bathroom, creating a private and peaceful retreat. Externally, the property boasts off-road parking for two cars to the rear, along with a separate section of land - ideal for developing into a children's play area.

Entrance Hall

Radiator. Under stair storage.

Cloakroom

Double glazed window. Radiator. Wash hand basin. WC.

Lounge

16' 2" x 11' 9" max (4.93m x 3.58m max)
Double glazed window. Double glazed patio doors. Radiator.

Kitchen/ Diner

16' 2" into bay x 9' 1" max (4.93m into bay x 2.77m max)
Double glazed bay window. Fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Integrated dishwasher. Integrated washing machine. Radiator. Integrated fridge freezer. Gas hob. Oven.

First Floor Landing

Cupboard housing hot water tank. Carpeted flooring.

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)
Double glazed window. Radiator. Carpeted flooring. Fitted wardrobe.

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m)
Double glazed window. Radiator. Built in storage. Carpeted flooring.

Bedroom Four

10' 5" Max x 6' 8" (3.17m Max x 2.03m)
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin. WC. Radiator. Tiling to water sensitive areas.

Second Floor

Bedroom One

21' max x 12' 8" max (6.40m max x 3.86m max)
Sky lights. Double glazed window. Built in storage. Loft access. Cubby hole. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. WC. Shower cubicle. Wash hand basin.

Outside

Rear Garden

Paved patio and artificial grass.

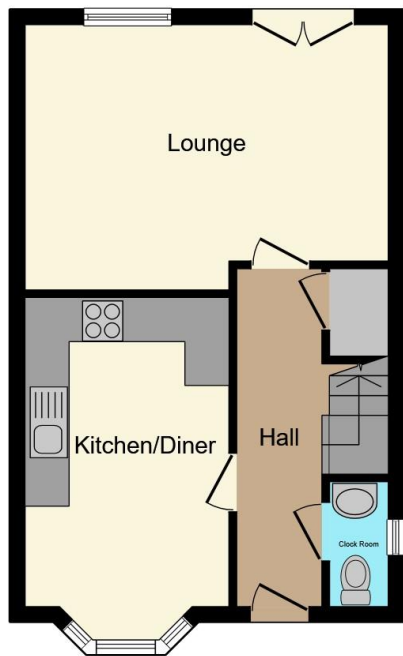
Parking

Two Allocated spaces located directly behind the property.

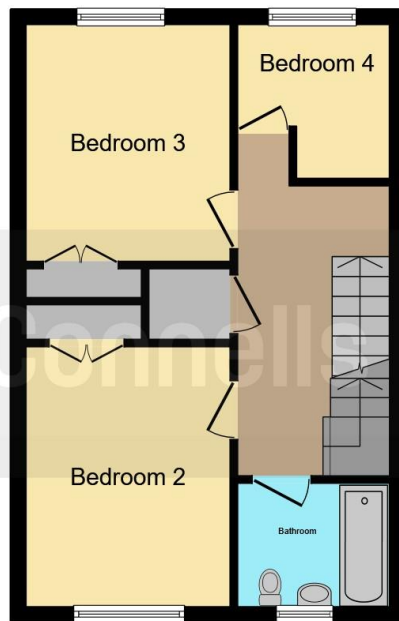
Parcel Of Land

Wooden fence enclosed. A mix or mature shrubs bushes and trees.

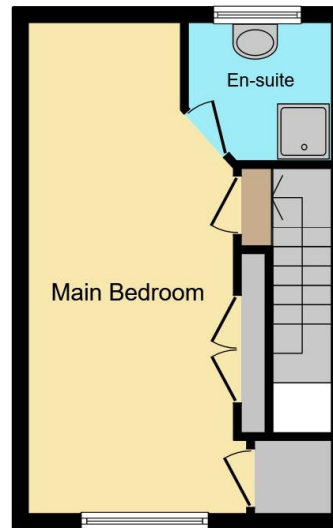




Ground Floor



First Floor



Second Floor

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: C

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Tenure: Freehold



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