



Connells

Avon Walk
LEIGHTON BUZZARD

Avon Walk LEIGHTON BUZZARD LU7 3DE

for sale offers in excess of
£340,000



Property Description

This well-presented four-bedroom detached family home, offering modern comfort and a thoughtfully designed layout throughout. As you enter the property, you're greeted by a welcoming entrance hall that sets the tone for the rest of the house. To the left, you'll find a convenient utility room and a ground floor WC, perfect for busy family life. To the right, the spacious kitchen diner provides a contemporary and practical space for everyday living and entertaining, with sleek modern units, ample worktop space, and room for a full-sized dining table.

At the rear of the property is a bright and airy lounge, bathed in natural light from a large window that leads out to the garden which is mixture of patio and artificial turf, perfect for those looking for a low maintenance outdoor retreat. This relaxing space is ideal for unwinding or hosting guests and offers seamless indoor-outdoor living. Upstairs, the first floor comprises four generously sized bedrooms, each offering flexibility for growing families, guests, or a home office. A stylish family bathroom serves the upper floor, designed with modern fittings and finishes.

This home combines style, functionality, and family-friendly features, making it a perfect choice for modern living.

Entrance Hall

Double glazed door. Double glazed window. Under stairs storage. Shoe cupboard. Radiator. Tiled flooring.

Cloakroom

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

Lounge

20' 11" x 8' 8" (6.38m x 2.64m)
Double glazed patio doors. Double glazed window. Radiator. Electric fireplace.

Kitchen/ Diner

20' 11" x 9' 11" (6.38m x 3.02m)
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Gas hob with cooker hood over. Integrated oven. Integrated dishwasher. Integrated fridge. Radiator. Space for table. 1 1/2 bowl stainless steel sink and drainer. Tiled flooring.

Utility Room

7' 4" x 6' 9" (2.24m x 2.06m)
Plumbing for washing machine. Combi boiler. Room for fridge freezer. Radiator.

Landing

Storage cupboard. Airing cupboard. Carpeted flooring.

Bedroom One

12' 11" x 10' 2" (3.94m x 3.10m)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

11' 8" x 8' 3" (3.56m x 2.51m)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

10' 2" x 6' (3.10m x 1.83m)
Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Four

8' 7" x 7' 9" (2.62m x 2.36m)
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed widow. Bath with shower over. Radiator. Wash hand basin in vanity unit. WC. Tiling to water sensitive areas.

Outside

Front Garden

Driveway parking and pathway to front door.

Rear Garden

Patio area. Artificial grass. Rear Access. Flower beds.









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

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4 Market Square
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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