



Connells

Briggington Way
LEIGHTON BUZZARD



Property Description

Located on the popular Clipstone Park development, this immaculate 4-bedroom, 3-storey family home is two years old and offers stylish, modern living across three beautifully presented floors.

Boasting a thoughtfully designed layout, the property features spacious ground floor accommodation ideal for family life and entertaining. The welcoming entrance leads into a living area, seamlessly connecting to a contemporary kitchen/diner and a convenient downstairs WC.

The first floor comprises three well-proportioned bedrooms, along with a sleek family bathroom - perfect for growing families or guests. The entire top floor is dedicated to a luxurious master suite, complete with en suite shower room.

Externally, the property benefits from a well-maintained rear garden and to the side there is driveway parking for two vehicles, with an additional visitor space nearby.

Located just approx 1 mile from local amenities, schools, and green spaces, this stunning home is offered in pristine condition throughout - an ideal choice for families seeking comfort, space, and convenience in a vibrant community setting.

Entrance Hall

Radiator. Door to lounge.

Cloakroom

WC. Wash hand basin. Radiator. Laminate flooring.

Lounge

14' x 12' 5" max (4.27m x 3.78m max)
Double glazed window. Radiator. Door to kitchen. Carpeted flooring.

Inner Lobby

4' 9" x 5' 2" (1.45m x 1.57m)
Open to kitchen. Door to cupboard & WC.

Kitchen

9' 4" x 16' 2" (2.84m x 4.93m)
Fitted kitchen with wall and base units. Boiler in cupboard. Eye level double oven. Integrated fridge freezer. Integrated 5 ring gas hob with cooker hood over. Integrated washing machine. Integrated dishwasher. Sink and drainer. Laminate flooring.

Landing

Access to bedrooms 2/3/4 and bathroom.

Bedroom Two

9' x 10' 4" (2.74m x 3.15m)
Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Three

8' 1" x 10' 11" max (2.46m x 3.33m max)

Double glazed window to rear. Radiator.
Carpeted flooring.

Bedroom Four

10' x 7' 5" (3.05m x 2.26m)

Double glazed window to rear. Radiator.
Carpeted flooring.

Bathroom

Wash hand basin. WC. Heated towel rail.
Bath with shower over glass screen and tiled walls. Vinyl flooring.

Second Floor

Bedroom One

22' 5" max x 10' 8" exc stairwell (6.83m max x 3.25m exc stairwell)

Double glazed window to front. Velux window to rear. Radiator. Door to en-suite. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window to rear. Shower cubicle. WC. Wash hand basin. Fully tiled walls. Vinyl flooring.

Outside

Rear Garden

Mainly laid to lawn. Patio area. Raised sleepers with bushes and shrubs. Access to driveway. Wooden panelled fencing to borders.

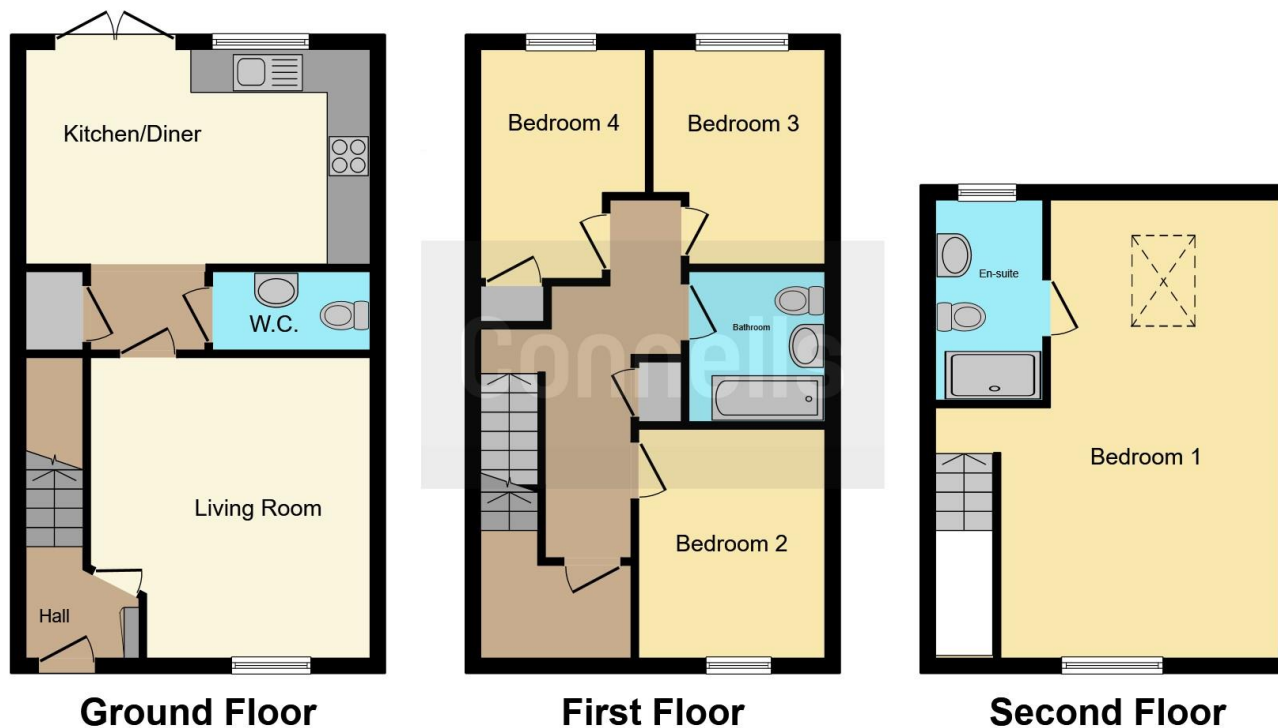
Parking

Driveway to side with parking for 2 cars.
Access to rear garden.









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: D

Tenure: Freehold

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