



Bellona Drive, Leighton Buzzard, LU7 9SB

welcome to

Bellona Drive, Leighton Buzzard

Welcome to this immaculately presented family home situated on the ROMAN GATE development. The property includes a spacious entrance hall leading to a lounge and kitchen/diner perfect for entertaining. FOUR Bedrooms (master En-suite) and a family bathroom to support, large garage and parking.

Entrance Hall

Double glazed door to the front and storage cupboard.

Cloakroom

Partially tiled with wash hand basin and WC. Radiator and extractor fan.

Lounge

14' 9" x 10' 8" (4.50m x 3.25m)

Radiator and double glazed windows to the rear and side.

Kitchen / Diner

17' 6" x 11' (5.33m x 3.35m)

Fitted kitchen with a mix of wall and base units with work surface over, 1½ stainless steel sink with mixer tap, electric oven and gas hob with extractor over. Integrated dishwasher and fridge/freezer. Space for a dining table and chairs, radiator and double glazed French doors leading out to the garden.

Utility Room

Combi boiler and space for a washing machine.

First Floor Landing

Stairs from the ground floor and double glazed window to the side.

Bedroom One

12' 4" x 10' 5" (3.76m x 3.17m)

Fitted wardrobes with hanging rail and storage, radiator and double glazed window to the rear.

En-Suite

Pedestal wash hand basin with mixer tap, low level WC and shower cubicle.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Radiator and double glazed window to the front.

Bedroom Three

10' 9" x 6' 11" (3.28m x 2.11m)

Radiator and double glazed window to the rear.

Bedroom Four

7' 4" x 6' 11" (2.24m x 2.11m)

Radiator and double glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin and mixer tap, low level WC and panelled bath shower over. Radiator and extractor fan.

Outside

Rear Garden

Fully enclosed garden with artificial lawned area, patio/seating area and gated side access.

Garage

Large garage with power, light and eaves storage.

Parking

Drive to the front providing off road parking for two vehicles.



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

welcome to
Bellona Drive,
Leighton Buzzard

- FOUR BEDROOMS
- SPACIOUS KITCHEN/DINER
- LOW MAINTENANCE GARDEN
- DRIVEWAY & LARGE GARAGE
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: C

£450,000



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Property Ref:
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