



Willow Bank Walk, Leighton Buzzard, LU7 3UT

Offers In Excess Of £385,000

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- Exceptionally Well Finished 'Turnkey' Property
- Three Bedrooms
- Extended Semi Detached House
- 19Ft x 16Ft Lounge/Dining Area
- 19Ft Kitchen with Integrated Appliances
- Additional Downstairs Shower Room
- Garage & Parking for Three Vehicles
- Quiet & Peaceful Non Through Road Location
- Utility Area
- Stylish & Modern Condition Throughout



EXCEPTIONALLY WELL PRESENTED, 'TURNKEY' PROPERTY | EXTENDED KITCHEN/DINER | THREE BEDROOMS | SEMI DETACHED HOUSE | GARAGE & PARKING FOR THREE VEHICLES | FULLY MODERNISED THROUGHOUT

M & M Properties are delighted to offer this TRULY EXCEPTIONALLY WELL FINISHED, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE positioned overlooking greenery and located within a quiet non-through road in Leighton Buzzard.

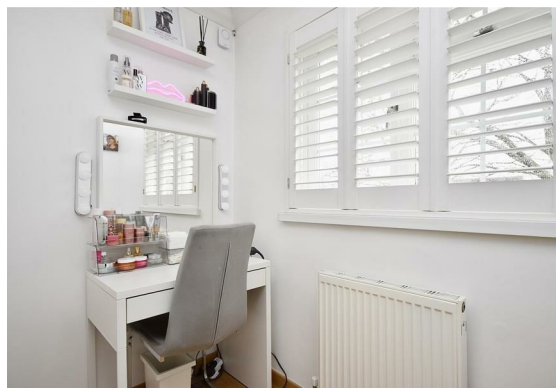
There are a host of desirable features to include a REFITTED AND EXTENDED KITCHEN WITH INTEGRATED APPLIANCES AND QUARTZ WORKTOPS, PORCELAIN TILED FLOORING DOWNSTAIRS, 19FT X 16FT (OVER 200 SQ FT) LOUNGE / DINING AREA as well as a UTILITY ROOM.

This 'Turnkey' style property which comes in a beautifully stylish and modernised condition throughout enabling the next buyer to simply move right in!

Location
The location is a popular and established residential development called 'The Planets Estate', just a short walk to the town centre within excellent school catchments for all ages to include Beaudesert lower school as well as Vandyke Upper School. Additionally there are scenic walks along the Clipstone Brook as well as various parks on the doorstep.

There are local amenities in close proximity to include a Tesco Express, the newly refurbished Clay Pipe pub as well as local parks and scenic green space making it ideal for families, as well as the main middle green area which is ideal for dog walking. The property is also within walking distance of the main town centre of Leighton Buzzard with its busy high street, wide range of local shops, restaurant, bards as well as a vibrant twice weekly charter market.





Accommodation

The property comes with generous sized rooms throughout benefitting from an extension across the back of the house, with the accommodation being set over two floors. The ground floor is entered through a composite front door leading into a roomy entrance hallway with doors into a downstairs shower room, as well as into the lounge/dining area and stairway to the first floor. The main living space is particularly good sized being over 200 square feet, incorporating space for a large dining table as well as a cosy lounge set up excellently. There is a Utility room off the lounge which is incredibly handy with fitted storage units, space for washing machine, tumble dryer and fridge/freezer as well as having a sink and housing the boiler which was installed only in 2022.

The impressively sized kitchen spans the back of the property in the extension which comes fully fitted with a range of high gloss wall and base level units, deep pan drawers, hidden corner cupboards, Quartz worksurfaces and complimentary subway tiling. There are a range of Neff appliances which include an integrated double oven, five ring gas hob with a designer filter hood. Complimenting the downstairs is porcelain ceramic tiling throughout and plantation style shutter blinds to the windows and French doors.

Stairs lead up to the bright and airy first floor landing which has doors leading into all three bedrooms, two of which have fitted wardrobes, as well as the family bathroom. with a modern three piece suite Loft access is also on this floor.

Entrance Hallway

7'9" max x 6'11" max (2.38m max x 2.11m max)

Lounge/Dining Area

19'1" max x 16'6" max (5.84m max x 5.04m max)

Downstairs Shower Room

8'3" x 2'6" (2.52m x 0.78m)

Kitchen/Diner

19'1" x 7'10" (5.84m x 2.41m)

Utility Area

5'1" x 8'7" (1.56m x 2.64m)

First Floor Landing

8'5" x 5'7" (2.57m x 1.71m)

Bedroom 1

11'1" max x 10'7" max (3.40m max x 3.23m max)

Bedroom 2

2.41m max x 3.36m max

Bedroom 3

8'11" max x 8'3" max (2.72m max x 2.52m max)

Bathroom

8'4" x 4'10" (2.55m x 1.49m)

Exterior & Gardens

To the front of the property is low maintenance garden area mainly laid to lawn with a selection of border plants and a pathway leading to the front door and gated side access. At the back of the property is also a fully enclosed, low maintenance garden incorporating a central lawn area, decorative borders, a paved patio area and a timber seating area. There is a pathway leading to the rear gate opening onto the parking.

Parking & Garage

At the rear there is off road parking for up to three vehicles. Garage has roller door, as well as power and light connected, ideal for storage and can provide further parking for another vehicle if required.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

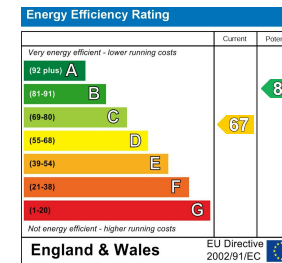
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.