



Liddell Way, Rutherford Fields, LU7 4EB

£585,000

4 2 3 B

- Impressive Detached Family Home
- Four Double Bedrooms
- 'The Douglas' Design
- Popular Modern Development of Rutherford Fields
- Built in 2020 with NHBC guarantee Remaining
- 21Ft Kitchen/Diner
- Separate Study & Living Room
- Double Aspect Master Bedroom with En-Suite
- Over 1500 Square Feet!
- Views Overlooking Open Countryside



FOUR DOUBLE BEDROOMS | SUBSTANTIAL DETACHED HOUSE ONLY A FEW YEARS OLD | VIEWS OVERLOOKING OPEN COUNTRYSIDE | 21FT MODERN KITCHEN/DINER | SEPARATE STUDY | GARAGE & DRIVEWAY | DOUBLE ASPECT MASTER BEDROOM WITH EN-SUITE

M & M Properties are pleased to present this IMPRESSIVELY SIZED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, with VIEWS OVERLOOKING OPEN COUNTRYSIDE and located on the modern new development of RUTHERFORD FIELDS in Leighton Buzzard.

**Location**  
Rutherford Fields is a modern new development, constructed by Catalyst homes in 2020 and has many desirable features to include parks, a local Co-op as well as the central Astral Park and lake close by.

The development is situated on the edge of Leighton Buzzard which is located in close proximity to the town centre with easy access to linking roads to include the A4146, A421, A5 and M1.

The town centre itself offers a wide range of local amenities to include shops, supermarkets, pubs, restaurants as well as a twice weekly charters market.





### Accommodation

'The Douglas' design offers highly spacious rooms and flexible living for the whole family, with accommodation set over two floors. To the ground floor is an entrance hallway with an under stairs cupboard and a downstairs WC. There are doors that lead into three reception rooms which include a separate living room with double aspect windows and French doors that lead onto the rear garden. In addition to this there is a study which could also function well as a dining room, or additional sitting room.

Finally there is a large 21Ft Kitchen/Diner which comes fully equipped with a range of integrated appliances, modern high gloss units to wall and base levels with worksurfaces over as well as double aspect windows and another set of French doors leading out into the rear garden.

Stairs rise up to the first floor landing with two storage cupboards, access into all the bedrooms, as well as the main family bathroom. The master bedroom is a fantastic size with fitted wardrobes, an en-suite shower room and again with a double aspect creating a bright and airy room

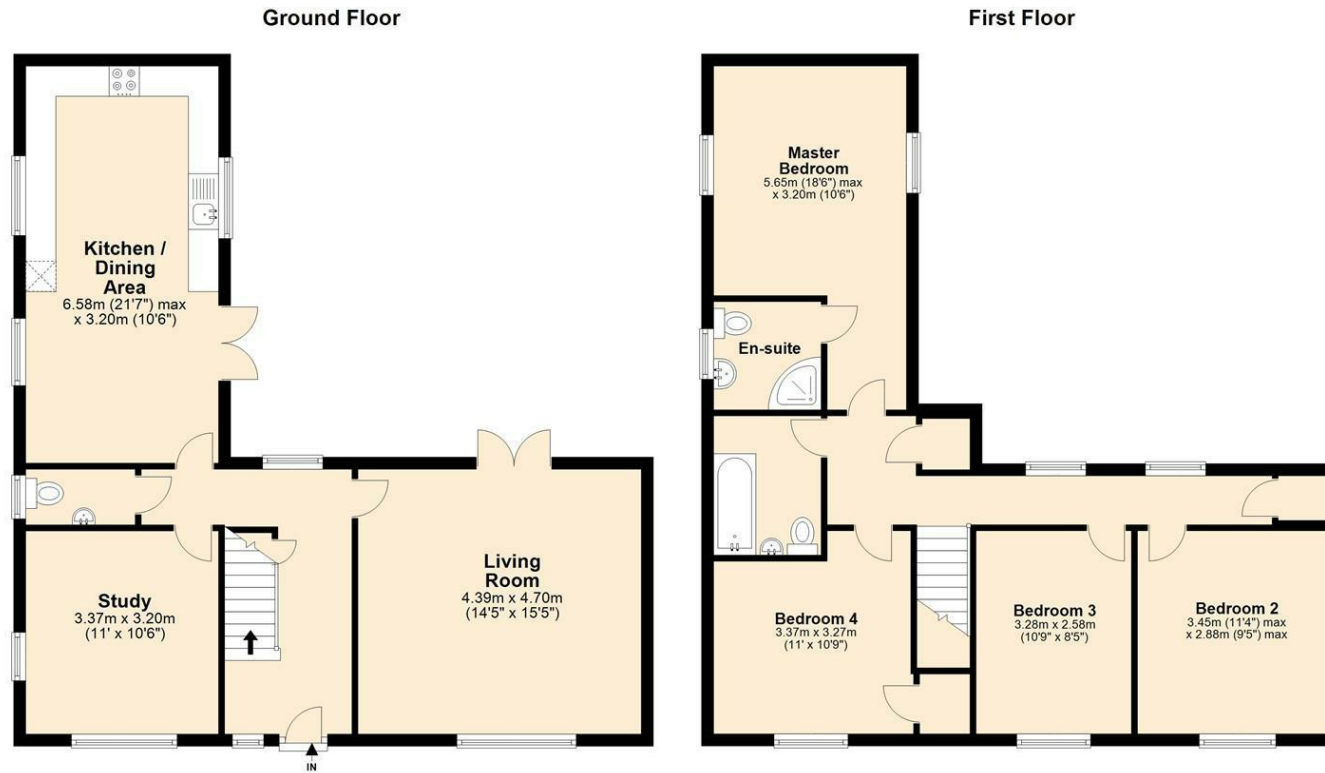
### Exterior & Gardens

To the front of the property is a small garden laid to lawn wrapping round the house enclosed by planted hedge border and a paved pathway leading to the front door. To the rear of the property is a particularly good sized garden which is low maintenance consisting of paved patio seating area directly off the house and another at the foot of the garden, lawn areas with planted borders, additional shingle area with space for additional seating or storage, as well as a courtesy door into the garage and gated access to the parking at the rear.

### Parking

There is a driveway and Garage to the rear of the property, which provides parking for two/three vehicles.

# Floor Plan



## 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.