



Hockliffe Street, Leighton Buzzard, LU7 1HJ

£595,000





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DUFFIELD HOUSE

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£595,000

- Beautifully Presented Edwardian Period Home
- Four Bathrooms (Three En-Suites)
- High Specification Throughout
- Less than an Hour into London Euston
- Perfectly Suited For Home Working
- Five Double Bedrooms
- Double Garage & Parking for Up To Eight Vehicles
- Convenient Town Centre Location
- Feature Double Bay Window
- Annex Potential

M & M Properties proudly presents this captivating and beautifully presented, five bedroom semi-detached house, seamlessly blending timeless charm with modern sophistication. Situated on the doorstep of the vibrant market town of Leighton Buzzard, this property boasts a prime location and comes to the market with no upper chain.

The residence has undergone a host of carefully planned extensions and undergone a tasteful modernisation, meticulously executed to a high specification throughout each room. Every detail reflects the dedication of the current owners, who spared no expense in transforming this home into a truly stunning proposition for its next fortunate owners.



Location

Hockliffe Street is a historic road leading directly in the heart of the busy Leighton Buzzard town centre. It is just a very short walk into the main high street where there is a wide range of shops, supermarkets, pubs, restaurants and local businesses as well as a vibrant twice-weekly markets.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

Accommodation

The property offers generously proportioned rooms with traditionally tall ceilings spread across three floors, benefiting significantly from recent extensions and layout modifications making it over 2,200 square feet! These enhancements have maximized the property's potential, ensuring ample space and functionality throughout. Due to the adaptations to the internal layout, the property now boasts an outstanding annex potential with a truly unique flow ensuring flexible and versatile living to suit a variety of needs.

The ground floor offers two points of entry: the first through the front door, distinguished by its elegant, detailed archway, leading into the original grand entrance hallway which is also set up conveniently with a handy utility area below the stairs. Alternatively, access can be gained through the gated side door, which leads to another entrance to the property. This side entrance opens into an inner hallway, granting access to a suite of rooms that could serve as an annex. These rooms include a family room featuring a captivating glass roof, a spacious double bedroom with two sets of fitted wardrobes, a modern shower room, and a fully equipped kitchen area seamlessly integrated into a generously sized living space. The living area is accentuated by a feature bay window and a decorative media wall with ample storage options.

Ascending the stairs to the first-floor landing, you'll find doors opening into all rooms, beginning with a generously sized kitchen/breakfast room spanning over 20 feet in length. This inviting space offers ample room for culinary pursuits and dining, complete with an additional dining area featuring built-in bench seating for enhanced comfort and practicality. Adjacent to the kitchen, off the landing, is the first double bedroom, boasting a charming walk-in box bay window to the side and an en-suite shower room for added convenience. Continuing along the landing, you'll discover another double bedroom, featuring a bay window facing the front. Currently utilized as a relaxing living area, this room showcases its versatility, highlighting the full range of possibilities the space offers. Lastly and to complete the first floor is a study area perfectly suited for working from home.

Stairs rise up further bringing you to the second-floor space, where a landing welcomes you. Here, you're greeted by a remarkable vaulted ceiling, accentuated by a Velux roof window. This distinctive feature floods the property with an abundance of natural light, infusing it with a luminous and inviting ambiance. On this floor, you'll find the final two impressively sized double bedrooms, each boasting en-suite shower rooms for added luxury. The master bedroom takes this to new heights with a modern four-piece suite, featuring a freestanding bathtub and a spacious walk-in double shower.





Exterior & Gardens

The property rests on a very generous sized plot, typical of its age and rarely available in a property so close to the town centre. At the front, a low-maintenance garden, adorned with decorative shingle and bordered by lush laurel bushes, welcomes visitors along a quaint tiled pathway to the entrance. An additional pathway leads to a side gate, granting access to a secondary front door.

The rear garden is a haven of tranquillity with a high degree of privacy predominantly paved for effortless maintenance, it features lush borders teeming with flora and mature trees. Ample space is available for sheds, greenhouses, and storage, while a timber decking area, complete with a built-in BBQ, graces the foot of the garden. A convenient gate leads to the parking area beyond.

Parking & Garage

To the rear of the property is a double garage with parking for up to two vehicles inside, as well as a generous amount of storage and a workshop attached to the side. Each garage has a separate electric roller door as well as parking in front. Additionally there is a very large forecourt between the garages and the garden fencing, to provide parking for up to eight further vehicles. This set up comes perfectly suited for a family with multiple vehicles or for the owner wanting to run a business from home.

Utilities Connected

There is mains water, sewerage and drainage connected to the property. The heating is powered by a mains gas line with gas boiler to radiators. The ground floor heating additionally has underfloor heating throughout. There is mains electricity connected.

Agents Notes

Planning permission was granted by Central Bedfordshire Council in 2019 for conversion of the property into four apartments with associated parking. For full details and further information, please visit the planning page on this link (copy into web browser) <https://www.centralbedfordshire.gov.uk/info/44/planning> . REF : CB/19/01434/FULL





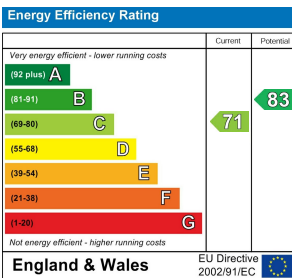
Floor Plans



Location Map



Energy Performance 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.