



Marley Fields, Leighton Buzzard, LU7 4WJ

Offers In Excess Of £499,995

- Impressive Detached Family Home
- Four Double Bedrooms
- Over 1450 Square Feet!
- En-Suite to Master Bedroom
- Driveway Parking
- End of Quiet Non-Through Road
- Popular Marley Fields Location
- Kitchen with Utility Area
- Four Reception Areas
- Converted Garage



FOUR BEDROOM DETACHED HOUSE | FOUR RECEPTION AREAS | IMPRESSIVE SIZE HOUSE | POPULAR & SOUGHT AFTER LOCATION | CONVERTED GARAGE | DRIVEWAY PARKING TO FRONT

M & M Properties are delighted to offer this EXTENDED AND IMPRESSIVELY SIZED AT OVER 1450 SQUARE FEET, FOUR BEDROOM DETACHED FAMILY HOME positioned at the end of a QUIET AND SOUGHT AFTER NON-THROUGH ROAD location of Marley Fields in Leighton Buzzard.

**Location**  
Marley Fields is a small development on the edge of Leighton Buzzard, which is a quiet non-through road with minimal traffic and an abundance of peace and quiet, as well as a welcoming family friendly atmosphere.

The town centre is right on the door step just a short walk away with a host of local amenities to include a range of shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. Local schools are within the area also to include Clipstone Brook and Beaudesert lower schools, Gilbert Inglefield and Vandyke Upper School as middle and upper schools.

For outdoor recreation, Marley Fields is situated near open green spaces and parks where residents can enjoy leisure activities and outdoor gatherings. This provides opportunities for residents to enjoy nature and engage in activities like walking, jogging, or picnicking. Transportation in Marley Fields is convenient, with bus routes serving the area and nearby roadways providing access to other parts of Leighton Buzzard and beyond. The town's railway station is also within reach, offering easy connections to destinations including London and Milton Keynes.





#### Accommodation

The property offers spacious rooms throughout, spread across two floors to cater to the needs of a large family. It features four generously sized bedrooms, including a master bedroom with an en-suite bathroom. Additionally, there are four reception rooms, providing ample space for various activities and gatherings. The separate kitchen area is complemented by a utility room, enhancing convenience and organization within the home.

The ground floor welcomes you with an inviting entrance hallway, adorned with double doors that lead into the spacious and captivating living room. This focal point of the home features an additional walk-in bay window at the front further enhancing its practicality and convenience to entertain a large amount of guests. Continuing the flow, double doors lead seamlessly into the dining room, which in turn opens onto the conservatory at the rear. This versatile space can serve as an additional sitting area or cater to a variety of other functions, adding to the home's flexibility and charm.

Accessible from the dining area is the kitchen/breakfast area, accompanied by a remarkably convenient utility room. This utility room offers ample space for laundry appliances such as a washing machine and tumble dryer, ensuring practicality and ease of use. Completing the ground floor, there is a surprisingly spacious WC, providing added convenience for residents and guests alike. Additionally, a family room, converted from the garage, offers the family a highly flexible and versatile space to utilize according to their needs and preferences, further enhancing the adaptability of the home.



Stairs rise up to the first floor landing with doors leading into all four bedrooms as well as the central family bathroom. All bedrooms are very well proportioned and include fitted wardrobes, with the master bedroom having its own en-suite shower room as well.

#### Exterior & Gardens

To the front of the property is the driveway, as well as a low maintenance garden which comes laid to lawn with decorative shingle borders and hedging. There is gated side access leading to the rear garden and ideal for some extra outside storage. The rear garden is again low maintenance and offers a good degree of privacy consisting mainly of lawn with decorative planted borders, a timber decking area which can be used perfectly for outside seating and then a paved hard standing space ideal for sheds.

#### Parking

There is a block paved driveway to the front which provides off road parking for up to three vehicles.

#### 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



## 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.