



Dunnock Drive, Leighton Buzzard, LU7 4DL

£410,000





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- Four Bedroom Semi Detached House
- Surprisingly Spacious Accommodation (Over 1,200 Sq Ft!)
- Sunny South Facing Garden
- Garage & Off Road Parking
- En-Suite & Fitted Wardrobes to Master Bedroom
- Living Room with Feature Media Wall
- Two Juliet Balconies
- Stunning Condition Throughout
- Short Walk to Astral Lake
- Incredibly Light with Triple Aspect Views

M & M Properties are delighted to present this remarkably bright and surprisingly spacious four-bedroom semi-detached family home, nestled in a peaceful location in Leighton Buzzard, conveniently located within walking distance and directly overlooking open greenery and the picturesque Astral Lake.

The versatile layout of this home is perfect for families of all sizes as it features generous sized rooms throughout which include four bedrooms, three bathrooms (including one en-suite), as well as a variety of flexible living spaces to suit your needs, all set over three floors.



Location

Situated within the sought-after Billington Grove in the 'Sandhills' development of Leighton Buzzard, this property resides in a vibrant modern community established in the early 2000s. Enjoying a convenient locale, the residence offers close proximity to an array of amenities, including a Sainsbury's, the Cod and Waffle restaurant, McDonald's, a gym, and the Grovebury Road retail park. Notably, the nearby Astral Park and Lake provide a picturesque setting ideal for leisurely walks.

A short walk from the town centre unveils further conveniences such as diverse shops, restaurants, supermarkets, local butcher shops, and a bustling bi-weekly charter market, adding vibrancy to the area. For commuters, excellent transport links including the A5, A421, A4146, and M1 ensure easy access to various destinations, enhancing the accessibility and appeal of this location.

Accommodation

The property boasts an incredibly spacious 1200 square feet of accommodation, set over three floors with versatile and flexible rooms to suit the needs of the modern family. To the ground floor there is a bright, airy and welcoming hallway, with doors leading into all the rooms as well as a downstairs WC, and a set of handy under stairs storage cupboards perfect for keeping the entrance organised.

To the front is a well appointed kitchen which comes fitted with a range of wall and base level, high gloss units with smart roll top worksurfaces over, inset sink/drainer with mixer tap and complimentary subway tiling to splashback areas. There is ample space for numerous household appliances, with an integrated four ring gas hob, electric oven/grill and extractor fan.

At the back is the living/dining area which has French doors leading directly out onto the sunny south facing and has a built in media wall which is perfect to create a home entertainment setup with a host of integrated storage for media equipment and surround sound systems.

Rising to the first floor there is a generous sized landing space with doors that enter into the first two bedrooms one of which has a Juliet balcony to the front and the other has triple aspect windows allowing a flood of light into the room. Then lastly to complete this floor there is a central bathroom with a white three piece suite.

Then leading further up to the second floor there is another landing which allows access into two further double bedrooms one of which again has a second Juliet Balcony and triple aspect windows, while the other being the Master has a selection of bespoke fitted wardrobes and an en-suite shower room for added convenience.

This thoughtfully designed property offers ample space and modern amenities, making it an ideal home for any family.





Exterior & Gardens

To the front of the property is a small front corner garden featuring a selection of decorative border plants as well as gated access into the back garden. To the rear of the property is a fully enclosed and private, low maintenance garden area which is south facing welcomes the sun throughout the entire day making it the perfect setting for entertaining family and friends, and enjoying the summer days.

The garden itself includes a paved patio seating area allowing access directly from the property, a central artificial lawn section with decorative stone borders and then a further paved area to provide hard standing for a storage shed. There is a gate leading to the parking area and garage.

Parking & Garage

There is one allocated parking bay at the rear of the property, as well as a garage which can provide further parking either within or in front.

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.

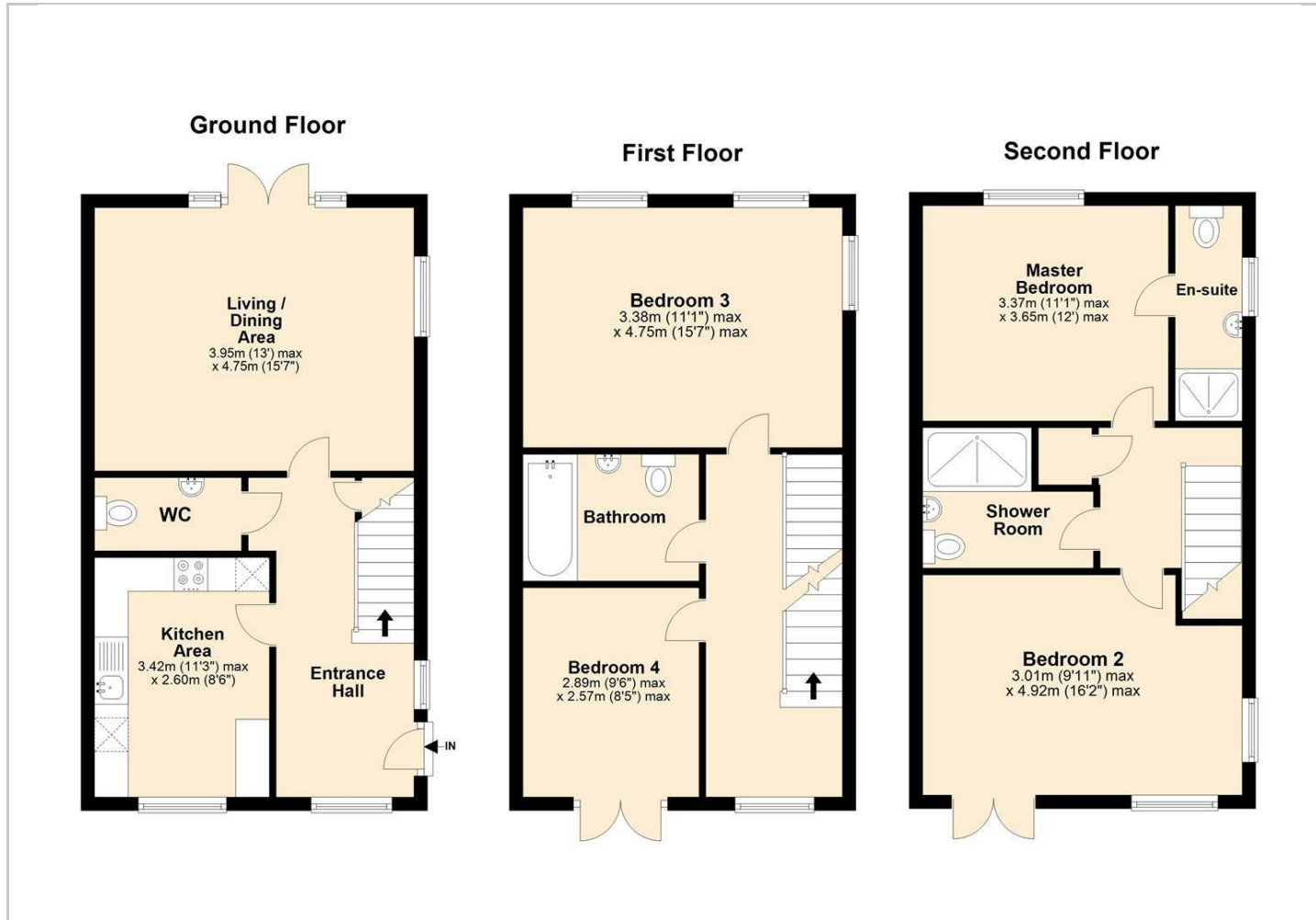
Agents Notes

In order to comply with the Estate Agency Act 1979, we hereby notify all/any potential buyers that this property is being sold on behalf of a member of staff of M & M Properties (Lettings) Limited and as such we declare this interested party.

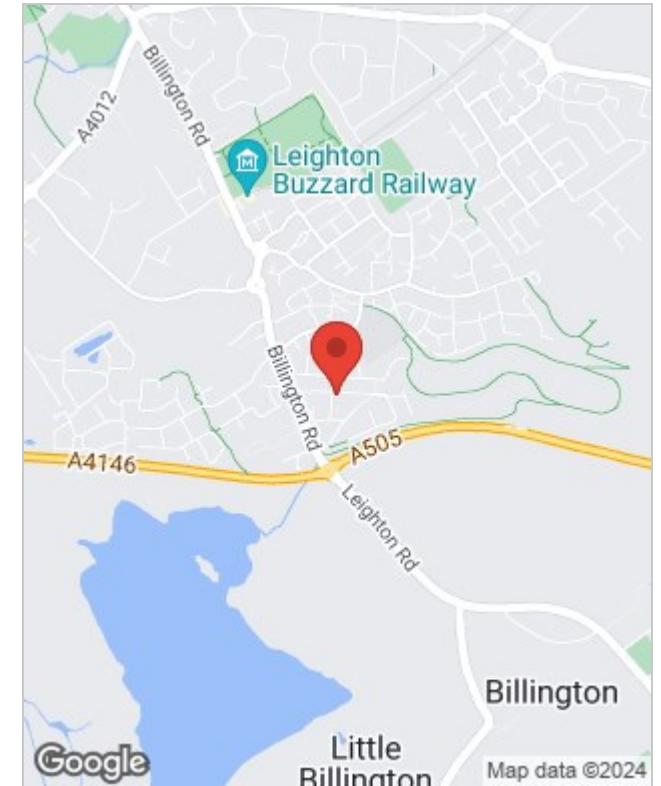




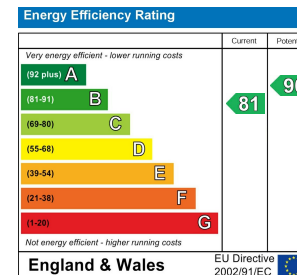
Floor Plans



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.