



Bellona Drive, Leighton Buzzard, LU7 9SB

Offers In Excess Of £500,000



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Floor Plan

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME | FOUR BEDROOMS | DOUBLE GARAGE & DOUBLE DRIVEWAY | NO UPPER CHAIN | 21FT KITCHEN/DINER WITH LARGE UTILITY AREA

M & M Properties are pleased to present for sale with no upper chain this incredibly spacious and beautifully presented, four bedroom detached family home which is offered ready to move right into and also comes with the rare addition of a double garage and parking for up to six vehicles!

Location

The property is located in the popular modern development of 'Roman Gate' and was originally constructed in 2015, just 9 years ago so will benefit from remaining NHBC guarantee. The property is ideally situated within walking distance of the town centre which has a wide range of shops, supermarkets, pubs, restaurants and cafes as well as a twice weekly vibrant charters market.

Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park. There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London Euston in under 40 minutes.

Accommodation

The property is highly spacious throughout with the accommodation set over two floors. To the ground floor there is a central entrance hallway which connects to all of the reception rooms as well as access into a convenient downstairs WC. There is a double aspect living room with French doors leading out to the rear garden and a separate family room which can be used for a variety of uses like a play room, study area or even a home office. Lastly there is a well appointed 21ft Kitchen/diner with a particular spacious and handy utility area as well.

Stairs rise up to the first floor landing with doors that lead into all four bedrooms, the family bathroom, an airing cupboard and also provides access into the loft space. The master bedroom has two sets of fitted wardrobes and an en-suite shower room.

Exterior & Gardens

To the front is a low maintenance garden of artificial lawn and path to the front door. There is the driveway to one side in front of the double garage as well as an additional space on the other side for further off road parking as well.

At the rear of the property is a private and fully enclosed garden space mainly laid to lawn with a paved patio seating area off the property and an additional raised decking area at the back. There are courtesy French doors that lead into the double garage.

Parking

There is an abundance of parking for this property with space for several vehicles on the driveway in front of the garage as well as space for two further vehicles on the other side. The garage itself has two sets of up and over doors, as well as power and light connections.

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.



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.

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