



Theedway, Roman Gate, Leighton Buzzard, LU7 9RP

Offers In Excess Of £480,000

4 3 2 B

- Impressive Detached Family Home
- Four Double Bedrooms
- Garage & Driveway Parking
- 18Ft Kitchen/Diner with Utility Room
- Top Floor Master Bedroom with En-Suite
- Perfect for Commuting to A5 & M1
- Second En-suite on First Floor
- Popular Roman Gate Development
- Modern & Ready to Move in Condition
- Built in just 2020 with NHBC Remaining

M & M Properties are delighted to offer this impressive four double bedroom detached family home for sale which was built in 2020 providing highly spacious rooms throughout and being offered in a ready to move into, modern condition.

The layout are positioned over three floors with every room being a generous size which include a 18ft kitchen/diner with utility room, top floor master bedroom with smartly fitted wardrobes and an en-suite shower room as well as a further three double bedrooms and second en-suite on the first floor, making it perfect for a large or growing family to make their new home!

**Location**  
 The property is located in the popular modern development of 'Roman Gate' and was originally constructed by Mssrs Taylor Wimpey in 2020, just 4 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 has very spacious accommodation, set over three floors with a light and airy feel throughout. To the ground floor there is an entrance hallway with a downstairs WC and handy under stairs cupboard, as well as two great sized reception rooms. The lounge is at the front and is the ideal place to retire watching TV and spending quality family time.

The kitchen/diner is at the back and spans the full width of the property and French doors leading directly out to the garden, making it the perfect setting for family dinner or entertaining friends. The kitchen itself comes fitted with a range of high gloss units to wall and base levels, with smart roll top worksurfaces and complimentary splashback tiling. There are integrated appliances which include a fridge/freezer, dishwasher, oven, hob and grill as well as space for washing machine and tumble dryer in the utility room.

Stairs rise up to the first floor landing with the first three double bedrooms, the central family bathroom, a further storage cupboard and the first en-suite to bedroom 2. Rising up further to the second floor there is the master suite which has a large expansive space with a spacious double bedroom with two sets of smartly fitted wardrobes ideal for a his and hers set up, as well as the second en-suite shower room.



#### Exterior & Gardens

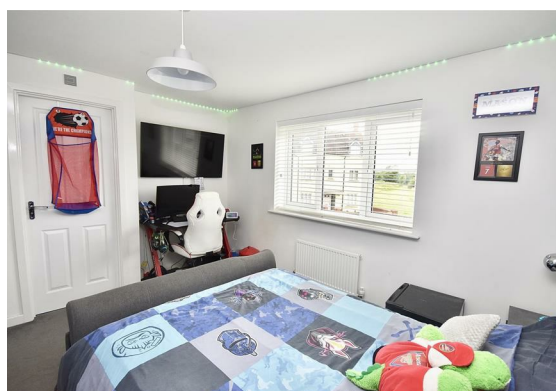
To the front of the property is a small front garden which is laid to lawn and features high border hedging creating privacy from the road. There are paved steps to the front door as well as side access into the back and access into the garage. To the rear of the property is a south easterly facing garden which comes low maintenance and fully enclosed again laid to lawn with a paved patio seating area and space for shed, creating a blank canvas to work with.

#### Parking

There is a driveway to the side of the property which enables off road parking for up to three vehicles. As well as this there is optional parking available within the garage which is accessed through the up and over door to the front. The garage provides power and light connections, as well as having ample storage available in the loft space.

#### 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.