M&M Properties
SALES & LETTINGS
Est. 1986

Somerville Drive, Leighton Buzzard, LU7 3RY

£400,000

3 2 2 B

- **No Upper Chain, Ready to Move Into!**
- **Immaculate 'Turnkey' Condition Home**
- **Spacious Semi-Detached House**
- **Three Bedrooms (Master with En-Suite)**
- **Great Sized Front & Rear Gardens**
- **Driveway For Multiple Vehicles**
- **Sought After Chamberlain Bridge, Built by Award Winning Taylor Wimpey**
- **NHBC & Builders Warrantee Remaining**
- **Stylish Fitted Kitchen with Integrated Appliances**
- **Just as Good as Buying Brand New!**

Located within the highly sought after Chamberlain Bridge development, built by award winning housebuilders Taylor Wimpey, this beautifully presented three bedroom semi-detached property offers contemporary living at its finest.

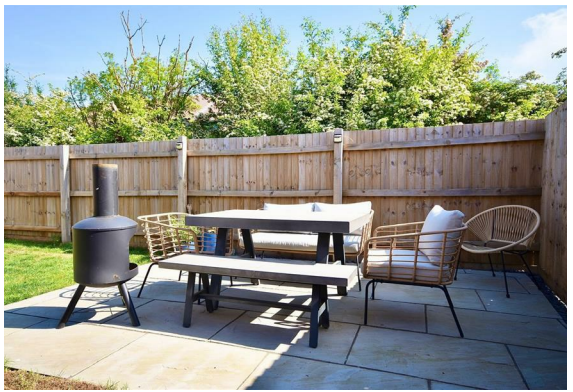
Finished to an exceptional standard and meticulously maintained by the current owners, this home presents equally as good as brand new, with the added benefit of the remaining NHBC and builder's warranty for complete peace of mind.

Offered with no upper chain, this is a rare opportunity to secure a modern, turnkey property without the lead time delays or initial snagging issues typically associated with new builds. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb home.

The property boasts good sized rooms throughout, thoughtfully laid out over two floors with a loft area for storage totalling over 1,100 square feet.

The ground floor includes an entrance hall with doors into a central living room. Leading through here is to a downstairs WC and then into a kitchen/diner that spans the back of the house with French doors leading out onto the rear garden effortlessly blending the indoor and outdoor space. The kitchen itself is a stylish 'shaker' style with a selection of integrated appliances, sleek worksurfaces, wall and base level storage aswell as deep pan drawers and pull out cabinets.

Stairs rise up to the first floor landing with doors into all three bedrooms and the family bathroom. The bedrooms are all good sizes being able to be used in various ways such as a home office or dressing area if required, the master bedroom has an additional en-suite shower room and access into the loft space for storage.



The property rests on a good sized plot, with well maintained front and rear gardens, aswell as a driveway to the side for multiple vehicles.

At the front here is a lawned front garden enclosed by a low level brick wall on one side, decorative planted borders and a paved pathway leading to the front door. At the rear there is a spacious garden enclosed by timber fencing, which again is laid to lawn with decorative borders and a paved patio seating area. There is a timber gate leading to the driveway and a shed to remain.

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.

Council Tax Band D

More about the Location.....

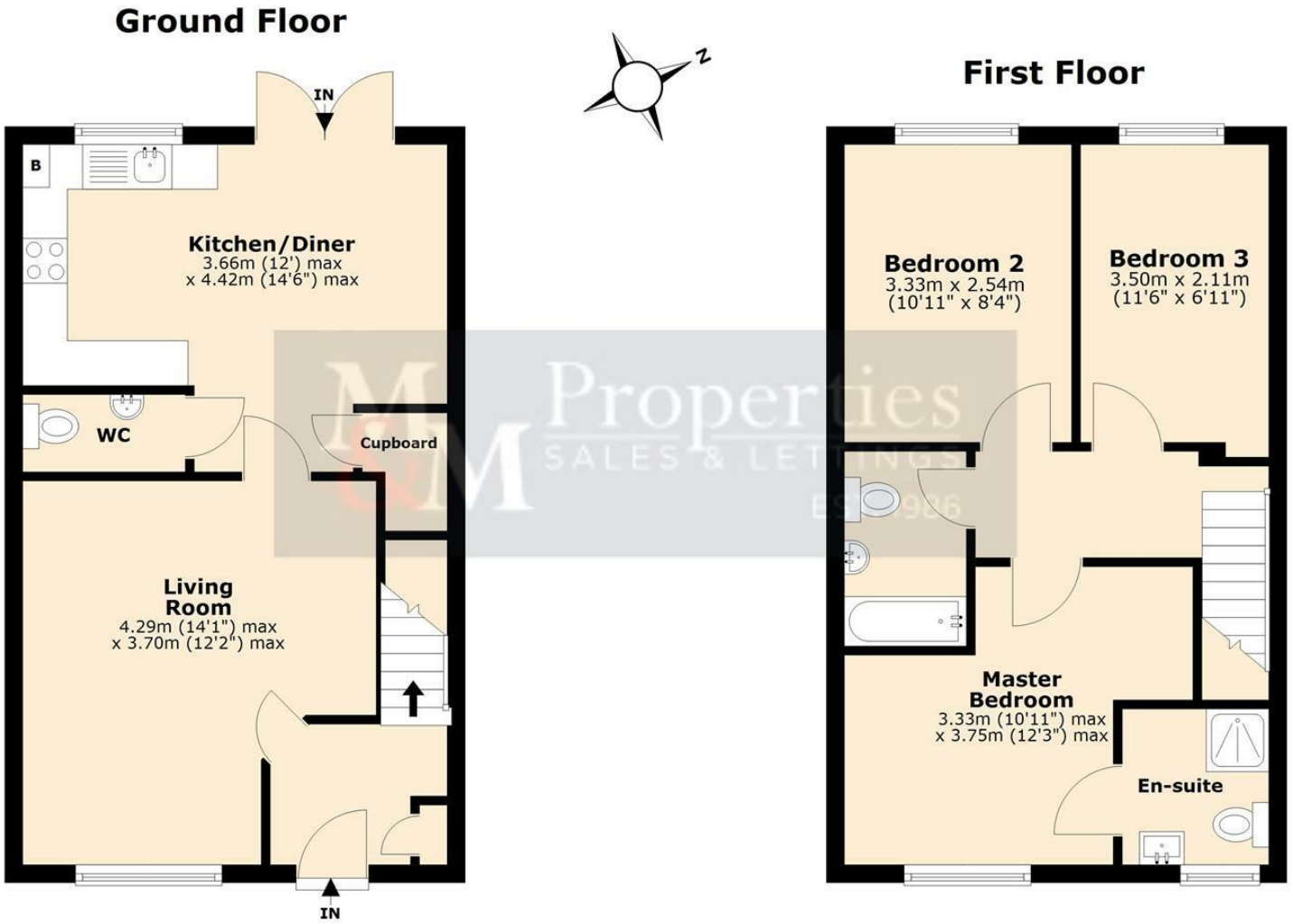
Chamberlains Bridge is a new and upcoming residential development by Bellway Homes in Leighton Buzzard.

Leighton Buzzard itself is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ
Sales: 01525 377733 - Lettings: 01525 371997
sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk