



Hadrian Crescent, Leighton Buzzard, LU7 4EH

£575,000



- **Immaculately Presented Detached Family Home**
- **Four Spacious Double Bedrooms**
- **21Ft Kitchen/Diner with Utility Room & Integrated Appliances**
- **High Specification Finish Throughout**
- **Larger than Average Garden Plot With High Level of Privacy at Rear**
- **Driveway and an Oversized Garage**
- **En-Suite to Master Bedroom**
- **NHBC Guarantee Remaining**
- **Total Square Foot in Excess of 1,400!**
- **Just as Good as Brand New in a Ready to Move In Condition**

Nestled within the peaceful, non-through development of Leestone Mews, originally constructed in 2020 by the prestigious 5 star housebuilder Bellway Homes this immaculately presented, four double bedroom detached family home offers exceptional space and style.

Presented in a condition that truly rivals a brand-new build, this stunning property combines modern design with the ease of turnkey living perfectly ready for you to move straight in without lifting a finger.

Finished to an exceptional standard and meticulously maintained by the current owners, this stunning home offers the pristine condition of a brand new property without the wait. Still benefiting from the remaining NHBC warranty, it provides complete peace of mind for years to come.

This is a rare chance to secure a stylish, contemporary, turnkey home without the delays, disruptions, or snagging issues often associated with new builds. Every detail has been thoughtfully considered, creating a truly flawless and impressive family home.

Offering over 1,400 square feet of beautifully arranged living space across two floors, this spacious home is perfect for families of all sizes. Generously proportioned rooms throughout provide comfort, flexibility, and plenty of space to grow, making it an ideal setting for both everyday living and entertaining.

The property is accessed through the central front door into a welcoming entrance hallway that immediately sets the tone for this stylish family home. There are doors that connect effortlessly into all of the ground floor reception rooms, a downstairs WC and a handy understairs storage cupboard making this the perfect central hub for busy family life. The home offers a variety of versatile reception areas designed with family living in mind. To the left, you'll find a warm and inviting living room that's perfect for cosy evenings together, filled with natural light to create a bright yet relaxing atmosphere.

Adjacent is a flexible space that can be used as a formal dining room, playroom, or home office ideal for adapting to your family's changing needs. On the right, the heart of the home awaits which is a stunning dual aspect kitchen and dining area, perfect for everything from busy weekday breakfasts to weekend entertaining. A generous utility room adds further practicality, keeping laundry and storage tucked neatly out of sight.

A central staircase leads to a spacious first-floor landing, providing access to four generously sized double bedrooms, perfect for growing families or those needing flexible living space. The master bedroom is a true retreat, complete with its own private en-suite shower room for added comfort and privacy.





To the front of the property, a charming garden stretches the full width of the home with a central pathway leading to the front door creating an attractive and welcoming first impression. Featuring decorative shingle and neatly maintained greenery, the space is framed by tall hedging that offers both privacy and curb appeal.

The generous rear garden is perfectly designed for modern family life, offering a safe, enclosed space for children to play and plenty of room for outdoor entertaining. A large patio area provides the ideal spot for al fresco dining, BBQs, or simply relaxing in the sun, while the well-maintained lawn offers space for games and family activities. Raised flower beds and established borders add a touch of colour and greenery, with minimal upkeep required.



The garden also benefits from a high level of privacy, surrounded by fencing and mature trees, and includes convenient access to the garage and side of the property. A low maintenance yet stylish outdoor haven for the whole family to enjoy.

There is a driveway to the property which provides off road parking for up to two vehicles. The Garage is oversized easily being able to fit a standard vehicle for additional parking, aswell as being perfectly suited to use as storage aswell as having power and light connections, with a courtesy door into the rear garden for ease of access.



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 E.

Note to Purchasers

In line with our legal obligations, we are required to carry out digital identification checks on all individuals whose offers are accepted on properties marketed by our agency. These checks are conducted through a government-certified, specialist third-party service.



Once an offer is accepted a non-refundable fee of £30 (£25 + VAT) per individual is payable for each identification check. Please note that in the event a check fails due to incorrect information being provided, it may need to be resubmitted, which will incur an additional charge of £30 per resubmission.

Furthermore, all purchasers will be required to provide comprehensive evidence of both the funds being used for the purchase and the source of those funds. Full details of the documentation required will be provided upon receipt of your offer and only once provided will the property be removed from the market.

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.