



Columba Drive

, Leighton Buzzard, LU7 3YN

Guide Price **£500,000**

4 1 2 D

A row of four icons: a bed icon with the number '4' above it, a shower icon with the number '1' above it, a sofa icon with the number '2' above it, and a staircase icon with the letter 'D' above it.

 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this extended four bedroom detached family home which is situated on an enviable plot in this quiet, sought after cul-de-sac, in the ever popular Planets area of Leighton Buzzard, with links to local shops and amenities and within walking distance to popular schools. The property is presented to the market in excellent order, and offers spacious accommodation comprising: Entrance hallway, lounge, dining room, kitchen/breakfast room, utility, sitting room, cloakroom/WC, four bedrooms and family bathroom. Additional benefits include gas central heating, double glazing, generous landscaped garden, garage and driveway parking. Viewing is highly recommended.

Location:

Columba Drive is a highly sought after cul-de-sac situated on the Planets development, and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via the front door into the hallway. There are stairs leading to the first floor, and a door into the bright and spacious lounge which allows for a range of living room furniture. There are doors to the dining room, which allow for an open plan feel if desired, and there are pleasant views to the rear via double glazed sliding doors. The country style kitchen/breakfast room features plenty of storage and work surface, with ample space for a dining table. A door then leads into the utility room, which has a courtesy door to the front of the property. Off the utility is a cloakroom/WC and a sitting room which enjoys views of the rear garden. The ground floor is completed with an integral garage, which could potentially be used to create a further reception room if preferred.





First Floor:

The first floor landing provides access to the bedrooms and family bathroom, as well as the loft, and there is also a built in airing cupboard. The bedrooms are well proportioned, with two facing the front aspect and two to the rear. Three of the bedrooms include built in wardrobes, whilst the master bedroom also features fitted wardrobes. The family bathroom is complete with a three piece suite comprising of a low level WC, wash hand basin and a panel bath with shower over.

Outside:

To the front is a neat lawn plus a block paved driveway extending to the garage and front door. There is also a further access door to the utility, and gated access to the rear. The stunning rear garden wraps around the property, and is laid mainly to lawn with mature shrubbery to the borders. There a couple of patio areas which ensure that a quiet spot in the sun can be found in the garden throughout much of the day.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



Floor Plan



Total Area: 1416 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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