



Hawker Close
, Leighton Buzzard, LU7 4HH

Price **£425,000**



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Quarters are delighted to offer for sale with no upper chain this four bedroom Regency style home located on this ever popular modern development and situated, on a quiet cul-de-sac, close to Astral Park and a short walk to Astral Lake. The property provides spacious and versatile accommodation comprising; Entrance hallway, ground floor bedroom with ensuite shower room, utility room, 17ft lounge, 17ft refitted kitchen/dining room, refitted cloakroom/WC, three second floor bedrooms (master with air conditioning and refitted ensuite shower room) and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, garage plus driveway parking for two cars with carport. Viewing is highly recommended.

Location:

Hawker Close is situated on the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to Astral Park and walking distance to nearby Astral Lake. It 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via the double glazed front door into the entrance hall. There are stairs leading to the first floor, a built in storage cupboard and doors to the ground floor bedroom and utility room. The ground floor bedroom is currently being used as a gymnasium and home office, but is intended for use as a double bedroom with ensuite shower room, and there are doors to the rear garden. The utility room provides a work surface with inset stainless steel sink, a range of units and spaces for washing machine and tumble dryer. There is also a courtesy door to the rear garden.





First Floor:

The spacious first floor landing provides a warm welcome to the first floor. There is plenty of light via a rear aspect window, with stairs leading to the first floor and doors to the lounge, kitchen/dining room and refitted cloakroom/WC. The lounge features dual aspect windows and ample space for a range of living room furniture. The room could be used as a lounge/dining room if preferred. The kitchen/dining room also features dual aspect windows, with views to the front overlooking Astral Park. The kitchen area has been refitted with a stylish range of wall and base level units, and there is plenty of room for a family dining table.

Second Floor:

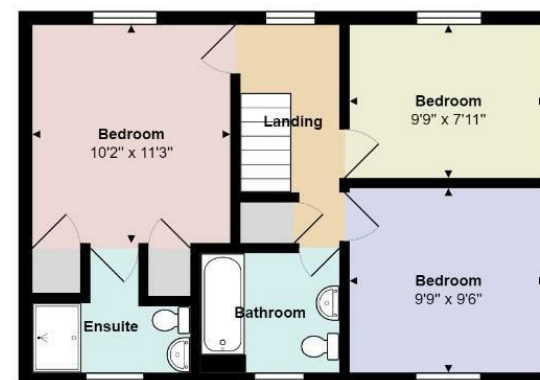
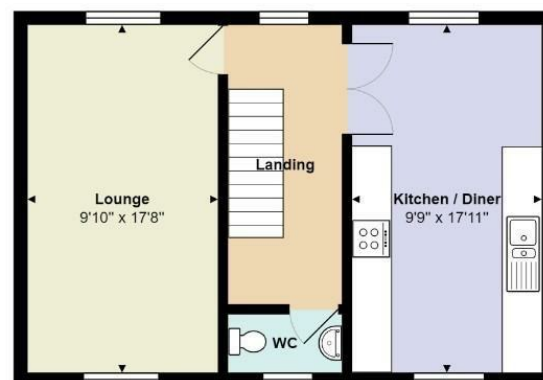
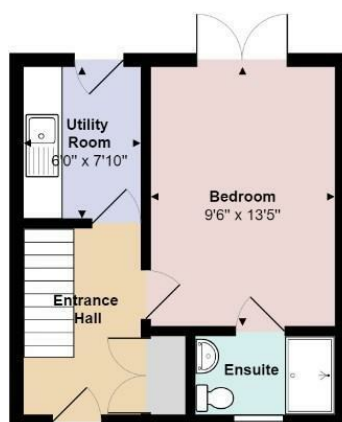
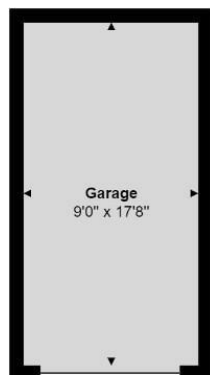
The second floor features a central landing with doors to the three second floor bedrooms and family bathroom. The master bedroom has been fitted with a modern air conditioning unit. The room currently houses a super king size bed plus further furniture and there are two built in wardrobes and a door to a refitted ensuite shower room. On the other side of the landing are two further double bedrooms which share a family bathroom which is fitted with three piece suite.

Outside:

To the front of the property is a path leading to the front door with a neat border. The driveway extends under the first floor, creating a car port with parking for two cars, and this extends to the garage and gated access to the rear. The rear garden has been landscaped to provide a paved patio area, further decked patio area and the remainder laid mainly to lawn with oak sleepers to the borders.

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



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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