



Cotefield Drive  
, Leighton Buzzard, LU7 3DS

Guide Price **£530,000**



# Cotefield Drive

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Quarters are delighted to offer for sale this double storey extended four bedroom detached family home located in this highly sought after road, and within catchment area of popular schooling. This family home has been improved by the current owners and is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, refitted kitchen/dining room, study/utility, four bedrooms (master with dressing area and en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, southerly facing rear garden, integral garage and driveway parking. Viewing is highly recommended.

### Location:

Cotefield Drive sits in a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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 a UPVC front door into the hallway. There are stairs to the first floor with bespoke modern storage built in underneath. Doors lead to the lounge and kitchen, plus on the left is a refitted cloakroom/WC. The lounge is bright and spacious allowing for a range of furniture, and there is a wood burning stove. There is an opening into the stunning refitted kitchen/dining room which has been finished to a high standard. The kitchen features a range of matt finish shaker style units and a range of integrated appliances including a dishwasher, tall fridge, wine cooler, double oven and induction hob with counter-top extractor. There is also a larder cupboard in the kitchen area, and doors from the dining area provide pleasant views of the rear garden. An extension to the side leads to the study/utility. There is space for a fridge/freezer, space and plumbing for a washing machine, and the room could be further adapted for use solely as a utility room or an additional reception room as desired. A door leads into the integral garage which also houses the modern central heating boiler and megaflow system.





#### First Floor:

The welcoming and generous landing provides access to the loft, bedrooms and family bathroom. The master bedroom is situated to the rear of the property and benefits from a double storey extension to now provide a dressing area and en-suite shower room. There are two further double bedrooms and a single bedroom, plus a good sized family bathroom which includes an airing cupboard and is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

#### Outside:

To the front of the property is a block paved driveway with parking for two cars extending to the garage and front door. The remainder is laid to a landscaped shingled garden area, which could provide additional parking if required. To the rear is a mature landscaped southerly facing garden laid mainly to lawn, with a paved patio area, raised bedding, fruit trees and a timber shed.



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: 1465 ft<sup>2</sup>

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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