



Cotefield Drive

, Leighton Buzzard, LU7 3DN

Offers In Excess Of £600,000

4 2 2 D

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

The logo for 'QUARTERS' features a stylized yellow and green graphic of vertical bars of varying heights to the left of the word 'QUARTERS' in a bold, sans-serif font. Below it, the tagline 'YOUR NEXT MOVE' is written in a smaller, all-caps font.

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Quarters are delighted to offer for sale this extensive four double bedroom detached family home located in this highly sought after road, and within catchment area of popular schooling. This prestigious family home in excess in 2,000 square feet is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, generous lounge, dining room, refitted kitchen, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private landscaped garden, double garage with utility area to the rear and driveway parking for up to four cars. 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 into the L-shaped hallway which has an open feel and provides access to the ground floor rooms plus stairs leading to the first floor. To the right is a courtesy door through to the integral double garage. There is a full width remote controlled garage door, and to the rear of the garage the owners have created a utility space with floor to ceiling storage units, sink, and spaces for appliances. Back into the hallway and to the left is a stunning kitchen which was refitted late 2021 to a high specification. Next is the dining room which faces the rear aspect, and there are doors leading through to the generous lounge which has plenty of wall space for various configurations of furniture. French doors lead through to the conservatory which provides pleasant views of the rear garden.





First Floor:

The stairs from the ground floor lead to a long open hallway which provides access to the four double bedrooms and family bathroom. There are two double bedrooms to the front aspect, one of which has plenty of storage with built in wardrobes, plus an ensuite shower room. To the rear are two large double bedrooms which both have built in wardrobes and plenty of space for further furniture. The family bathroom is well proportioned and in good order.

Outside:

To the front of the property is a wide block paved driveway with parking for up to four cars, which extends to the garage and front door. There is a neat border to the right of the driveway, a raised bed with a small tree to the left, and gated access to the rear garden. The tiered rear garden has a ground level patio and lawn, with mature shrub borders, providing a pleasant outlook from within the home. There is a raised section to the left rear corner providing an excellent quiet spot with pleasant views which receives plenty of sunshine due to its raised position.



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



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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