



Wellington Way  
, Leighton Buzzard, LU7 3BY

Price £375,000



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Quarters are delighted to offer for sale this modern four bedroom family home located on the sought after Heath Meadows development. The property is presented to the market in excellent order with accommodation comprising: Refitted open plan kitchen/dining room, cloakroom/WC, lounge, four generous bedrooms (master with ensuite) and family bathroom. Additional benefits include double glazing, gas heating, low maintenance rear garden and allocated parking for one car. Viewing is highly recommended.

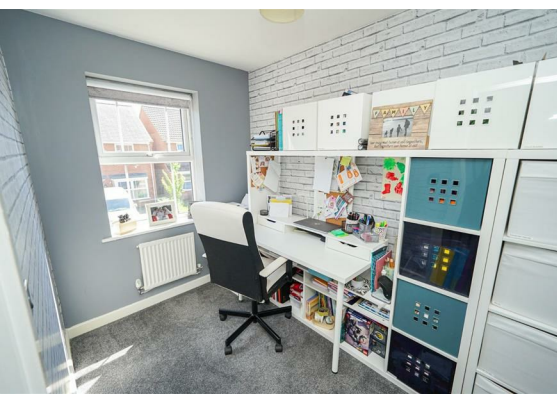
### Location:

Heath Meadows is a modern designed development which has green space and park areas in the immediate vicinity. The well proportionate properties serve well for growing families and lend themselves to modern open space living. The centre of Leighton Buzzard is a short walk away as well as a variety of popular schools and local conveniences. 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 the front door into the spacious open plan kitchen/dining room. The kitchen has been refitted with a range of matt finished wall and base level units with integrated one and a half bowl sink, dishwasher, oven, microwave and hob with hood over. There are also spaces for a fridge freezer, washing machine and tumble dryer. There is ample space remaining for a dining table and additional furniture such as a breakfast bar. Stairs lead to the first floor whilst conveniently there is a cloakroom/WC plus storage built in beneath the stairs. At the rear of the property is a bright and spacious lounge with plenty of room of a range of living room furniture, and the room enjoys views of the garden through double glazed French doors.





### First Floor:

The welcoming landing has doors to the two first floor bedrooms and family bathroom, and there are stairs leading to the second floor. At the rear is a double second bedroom with plenty of space for furniture and views to the rear. The fourth bedroom is a well proportioned single room, and between the two first floor bedrooms is the family bathroom, fitted with a modern three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

### Second Floor:

The landing provides access to both second floor bedrooms. The master bedroom is bright and airy, featuring fitted wardrobes and an ensuite shower room. The ensuite is fitted with a fashionable three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle, and there is feature tiling to the floor and part tiled walls. Bedroom three is situated to the front of the property and is also a well proportioned bedroom which can accommodate a range of furniture. There is also a built in storage cupboard.

### Outside:

To the front is a path leading to the front door bordered by artificial lawn. The rear garden has been landscaped making it low maintenance. There is a patio space at each end of the garden, either side of an artificial lawn, ensuring the garden can be enjoyed throughout the year. This property also comes with one allocated parking space.

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: 1196 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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