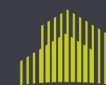




Poplar Close

, Leighton Buzzard, LU7 3BS

Guide Price £750,000



QUARTERS

YOUR NEXT MOVE

# Poplar Close

, Leighton Buzzard, LU7 3BS

Quarters are delighted to offer for sale this impressive three double bedroom detached bungalow, situated in a premium position in this highly desirable setting just off of the prestigious Hillside Road. The property boasts in excess of 2000 square feet of versatile accommodation comprising: Reception hallway, 22ft living room, 20ft refitted kitchen/breakfast room, dining room, orangery, three double bedrooms each enjoying an ensuite shower room and a study. Additional benefits include double glazing, gas central heating, 20ft garage, ample driveway parking and low maintenance southerly facing landscaped rear garden. Viewing is highly recommended to appreciate this spacious and stunning individual detached bungalow.

### Location:

This property sits in a prime position at the end of Poplar Close, which remains one of Leighton Buzzard's most popular locations, providing a wealth of generous bungalows within a leafy setting. Its premium location ensures that there is easy access to the historic market town centre, providing plenty of shops, bars, cafes and other local amenities, and also the nearby village of Heath & Reach. The property is also a short drive to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Layout:

Enter into this stunning and spacious bungalow with a generous reception hall, which provides room for an array of furniture as well as a warm welcome. There are doors to various rooms as well as numerous built in storage cupboards. To the front of the property is the master bedroom, with a bay fronted window and space for a range of furniture. A door leads into the shower room, refitted with fashionable suite comprising of a low level WC, twin wash hand basins and a shower cubicle. Moving along the hallway there is a further double bedroom, also benefitting from an ensuite shower room, and then a study, which could also be used as a single bedroom if required. The generous living room enjoys pleasant views of the rear garden as well as plenty of light. The large proportion of the room would allow space for a dining table as well as living room furniture, if desired. At the end of the living room is a door into the third double bedroom, also enjoying an ensuite shower room. Back into the hallway, there is a cloakroom/WC and door to the kitchen/breakfast room. The kitchen/breakfast room has been refitted with a modern kitchen comprising of a range of wall and base level shaker style units. There is ample space for a table. An archway leads into the dining room, which faces the front aspect, and comfortably accommodates display cabinets and a family sized dining table. Also from the kitchen is a door to the integral garage and an orangery. The orangery features a stunning lantern window and is flooded with sunlight throughout the day, perfectly situated to take in the garden.





**Outside:**

To the front of the property is a neat block paved driveway providing parking for up to four cars, which extends to the garage and front door. There is also gated access to the rear. The low maintenance landscaped rear garden has been thoughtfully planned to provide enjoyment at all times of the year. There is a generous paved patio with an array of neat shrubbery to the shingled borders, and a spacious summer house which would make for a great garden office or craft room. There is also a further generous timber shed providing storage. The southerly aspect of the garden ensures that there is sunlight throughout the day.

**Garage:**

From the driveway, an automatic garage door provides access to the generous garage. There is also a courtesy door into the kitchen/breakfast room. To one wall is a range of fitted storage cupboard. An area to the rear of the garage currently provides a utility space, with spaces and plumbing for a washing machine and tumble dryer.



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



Ground Floor

Total Area: 2111 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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