



Derwent Road  
, Leighton Buzzard, LU7 2UE

Price **£700,000**

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 **QUARTERS**  
YOUR NEXT MOVE



# Derwent Road

, Leighton Buzzard, LU7 2UE

Quarters are delighted to offer for sale with this rarely available extended four bedroom detached family home located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and catchment area of popular schooling, and backs onto open countryside providing stunning views. The property provides spacious accommodation comprising: Entrance hallway, lounge, dining room, family room/study, kitchen/breakfast room, utility room, cloakroom/WC, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, generous landscaped rear garden backing onto open fields, double garage and ample driveway parking. Viewing is highly recommended.

### Location:

Derwent Road sits on the outskirts of Linslade, and boasts a range of family homes. This property backs onto open countryside to the west. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for families of all sizes, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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.

### Ground Floor:

Enter into a spacious porch which has fitted storage and a courtesy door leads into the garage. The entrance hall provides a warm welcome into this fantastic family home, presenting a wealth of built in storage, u-shaped stairs leading to the first floor, and doors to the study/family room, living room, dining room, cloakroom/WC, kitchen/breakfast room and utility room. The study/family room is suitable for a variety of purposes. The living room is an excellent size, benefiting from a rear extension, and boasts fantastic garden views. A fireplace currently houses a feature gas fire. Double doors open into the dining room, with plenty of space for a good sized table and there is also a sitting area with double glazed doors leading into the rear garden. The kitchen/breakfast room features a wealth of wall and base level units with roll edged work surface over, and there are spaces for a dining table plus appliances. The kitchen sink is ideally situated to enjoy pleasant views of the rear garden and beyond. The utility room provides further storage and work space, plumbing for a washing machine and a courtesy door to the side.







#### First Floor:

The open landing sits centrally on the first floor giving access to the bedrooms, family bathroom and loft room via pull down ladder. There is also an airing cupboard. The master bedroom enjoys splendid far reaching views to the rear, with plenty of space for bedroom furniture and fitted wardrobes to one wall. The room also benefits from an ensuite bathroom fitted with a four piece suite comprising of a low level WC, vanity wash hand basin, corner bath and shower cubicle. Bedroom two and three also enjoy rear views, and are good sized double rooms, each with fitted wardrobes and space for further furniture. The fourth bedroom can also accommodate a double bed with bedside furniture and there is a fitted wardrobe. The first floor is completed by the family bathroom, fitted with a three piece white suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, and there is complimentary tiling to water sensitive areas.

#### Loft Room:

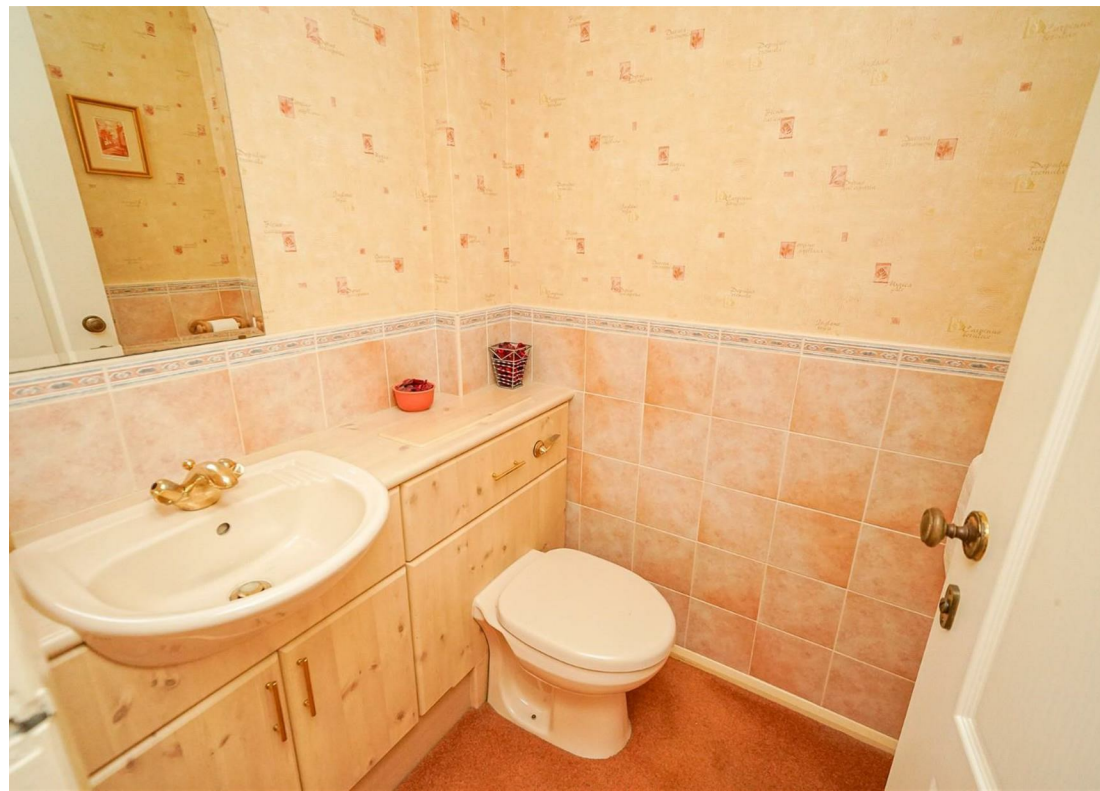
The loft room is accessed via a pull down ladder, with two Velux windows bringing in light from the rear aspect, and there is also eaves storage plus a cupboard housing the water tank and providing further storage.

#### Outside:

To the front of the property is a vast block paved driveway allowing for multiple cars to be parked. Hedgerows provide separation and privacy from the street as well as neighbouring properties, and the borders feature a beautiful array of mature shrubbery. The rear garden is an ideal size, landscaped to provide a paved patio area and generous lawn bordered by mature shrubbery. Backing onto open fields, there are excellent views of the surrounding countryside from all parts of the garden.

#### Garage:

The double garage allows plenty of space for two cars to park side by side. Access is given via an automatic garage door, and a courtesy door leads into the front porch. There is also power and lighting.



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



Approximate Area of Main House: 2074 ft<sup>2</sup> ... 192.6 m<sup>2</sup> (excluding Garage, Second Floor)

Approximate Area of Garage: 366 ft<sup>2</sup> ... 34 m<sup>2</sup>

Approximate Area of Second Floor: 297 ft<sup>2</sup> ... 27.6 m<sup>2</sup>

Total Approximate Area: 2737 ft<sup>2</sup> ... 254.2m<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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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