



Poplar Close
, Leighton Buzzard, LU7 3BS

Price **£435,000**

2 1 2 D

The icons represent the following features: 2 bedrooms (bed icon), 1 bathroom (shower icon), 2 living areas (sofa icon), and a driveway (staircase icon).

 **QUARTERS**
YOUR NEXT MOVE

Poplar Close

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We are delighted to offer for sale this extended two bedroom semi-detached bungalow, situated in this highly desirable setting just off of the prestigious Hillside Road. The property has been improved by the current owners and is in excellent order, with accommodation comprising: Entrance hallway, lounge, refitted kitchen/dining room, utility room, two double bedrooms (master with ensuite) and a cloakroom/WC. Additional benefits include double glazing, gas central heating, driveway parking and landscaped front and rear gardens. Viewing is highly recommended.

Location:

Poplar Close 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 the spacious hallway that provides a warm welcome into this immaculate property. There are doors to the lounge, bedrooms, cloakroom/WC and utility room. To the front of the property is a generous lounge with a fireplace providing a focal point, and there is ample space for a range of living room furniture.

Adjacent to this is the second bedroom, which is a good sized bright and airy double room. The utility room provides space for appliances and a stainless steel sink, and there is also a range of storage units. A door to the light leads to the lobby at the side, which also connects the front and rear gardens, and a door leads to the kitchen/dining room. The kitchen/dining room is an excellent size, thoughtfully planned to accommodate a wealth of wall and base level units, plenty of work surface and leaving lots of room for a family sized dining table. There is an integrated fridge and dishwasher plus space for a cooker with hood over. Double glazed doors lead out to the rear garden. The master bedroom receives plenty of light through a Velux window and double glazed patio doors. There is plenty of space for a range of bedroom furniture, and the added benefit of direct access to the rear garden. The master bedroom also features an ensuite shower room, which has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and shower cubicle.

Outside:

To the front of the property is a landscaped garden, neatly laid out paving with a variety of mature flower beds. A block paved driveway provides parking and extends to the front door. The lobby at the side of the property connects through to the rear garden, which boasts two paved patio areas ensuring sunlight can be found throughout the day, and the remainder is paid mainly to lawn with mature shrubbery to the borders. A timber storage shed sits in the corner of the garden, and the garden is noticeably private without being overlooked.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 900 ft²

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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