



Cotefield Drive

, Leighton Buzzard, LU7 3DN

Price £699,995

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'.

 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this stunning four double bedroom detached family home located in this highly sought after road, and within catchment area of popular schooling. This prestigious family home is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, generous lounge, utility room, dining room, kitchen/diner, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, private landscaped garden, garage 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 via the composite front door to a welcoming hallway which provides access to the study, dining room, lounge, kitchen and cloakroom/WC. The space also benefits from a roomy storage cupboard which is perfect for coats and shoes. A study which has been converted from part of the garage, is a bright and airy room with ample space for furniture. The well proportioned dining room has a good sized bay window to the front, this allows for pretty views of the front garden. A dining room table and chairs can fit comfortably. The stunning lounge allows for a range of furniture, with light flowing through from the rear thanks to the trio of windows which surround the house, and allows for panoramic views of the garden. The stylish kitchen/diner has a range of base and wall line units with plenty of worktop space, and there are integrated NEFF appliances. There is a breakfast bar providing a good spot for a quick meal and a door to the rear garden. Off the kitchen is a utility room with ample worktop space and space for various white goods. From the utility room there is a door into the garage which has power and lighting.





First Floor:

The stairs from the ground floor lead to a long open hallway which provides access to the four double bedrooms, family bathroom and airing cupboard. There are two double bedrooms to the front aspect, one of which has plenty of storage with built in wardrobes. A further bedroom is currently used as an additional study by the current owners. To the rear is a large double bedroom, which also benefits from built in wardrobes and plenty of space remains for further furniture. The ensuite is off the master and comprises of a low level WC, vanity hand wash basin and shower. Another good sized bright and airy bedroom completes the upstairs. The family bathroom is well proportioned and in good order comprising of a low level WC, vanity hand wash basin and panel bath with shower over.

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, study and front door. There is a neat border to the right of the driveway, with the remainder mostly laid to lawn. The private rear garden has decking which extends the width of the home and provides ample space for garden furniture and entertaining guests. The remainder is laid to lawn, with mature shrub borders, a garden shed. The garden provides a pleasant outlook from within the home.



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

Total Area: 1990 ft²

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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