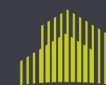




Saritor Croft

, Leighton Buzzard, LU7 9SJ

Price **£520,000**



QUARTERS

YOUR NEXT MOVE

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, Leighton Buzzard, LU7 9SJ

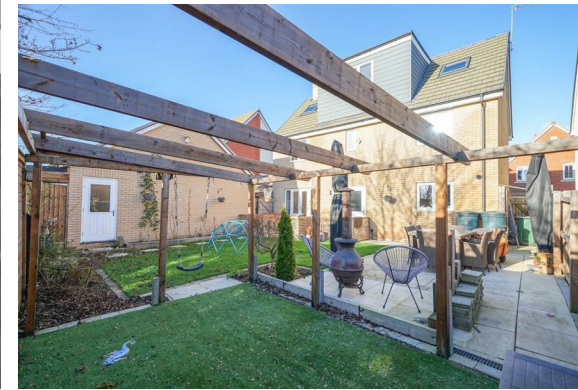
Quarters are delighted to offer for sale with no upper chain this five/six bedroom detached family home located on the ever popular Roman Gate development and built in 2017. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, cloakroom/WC, 19ft lounge, 19ft kitchen/dining room, utility room, four first floor bedrooms (master with en-suite), family bathroom and two second floor bedrooms (one of which is currently used as a dressing room) which share a Jack & Jill en-suite shower room. Additional benefits include double glazing, gas heating, generous rear garden, garage with a home office installed to the rear section and driveway parking. Viewing is highly recommended.

Location:

The property lies in a quiet cul-de-sac in the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas including one just a few metres away, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via a composite front door into the spacious centrally located hallway. There are stairs leading to the first floor with a built in storage cupboard under, and doors to the lounge, kitchen/dining room and cloakroom/WC. The spacious lounge receives plenty of light via a double glazed window to the front, and French doors to the rear garden, and there is ample space for a range of living room furniture. The dual aspect kitchen/dining room has been fitted with a desirable range of wall and base level units and there is plenty of space for a family dining table. Off the kitchen is a utility room with a courtesy door to the rear garden.





First Floor:

The landing provides access to the four first floor bedrooms and family bathroom. There is also a built in cupboard and stairs to the first floor. The master bedroom to the rear of the property enjoys use of an ensuite shower room, with splendid views to the rear of the property. There is a further rear facing bedroom and two generous bedrooms to the front aspect. The family bathroom is in excellent order and fitted with a three piece suite.

Second Floor:

The loft has been converted and now comprises of a spacious and welcoming second floor landing, which provides access to the second floor bedrooms as well as providing ample space remaining for a desk. There are two bedrooms on the second floor which share a Jack & Jill ensuite shower room. One of the rooms is currently being used as a dressing room and is fitted with a range of wardrobes, but could be used as an additional bedroom if preferred.

Outside:

To the front of the property there is a neat paved path with slate chipping borders and a variety of shrubbery. The driveway to the side of the property is partially covered to provide a carport, and extends to the garage. There is also gated access to the rear garden. The southerly facing rear garden has been landscaped, providing a generous paved patio area and the remainder laid mainly to lawn. The rear section of the garage has been converted to a home office, and is access via a courtesy door from the rear garden. There is plenty of space remaining in the garage for a car.



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



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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