



Cormorant Way
, Leighton Buzzard, LU7 4UY

Price £390,000

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 **QUARTERS**
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 4UY

Quarters are delighted to offer for sale this well presented and spacious four bedroom townhouse, situated in an ever popular modern development, within easy walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park and Astral Lake. The property offers generous and versatile accommodation comprising: Entrance hallway, cloakroom/WC, 25ft kitchen/dining room, lounge, four bedrooms (two with en-suite shower rooms) and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, driveway parking for two cars and garage. Viewing is highly recommended.

Location:

The highly desirable location of Cormorant Way lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. 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.

Ground Floor:

Enter the property through the front door into the hallway, which provides access to the kitchen area, dining area, cloakroom/WC and the first floor via the staircase. The cloakroom/WC is fitted with a low level WC and corner wash hand basin. The fitted kitchen provides ample worktop and storage space, and benefits from an open plan layout onto the bright and airy dining space overlooking the rear garden. The kitchen also provides a breakfast bar, which is perfect for a quick bite to eat and space for a fridge freezer, washing machine, dishwasher, oven and four ring gas hob with filter hood over. The room also houses a generous storage cupboard underneath the stairs.





First Floor:

The first floor landing provides access to both the lounge and a bedroom. There is a further flight of stairs leading to the second floor. The lounge runs the width of the property, and provides ample entertaining space, and views over the rear garden. The double bedroom is a generous size which the current owners use as a study, and boasts a modern three piece en-suite shower room, fitted with a low level WC, pedestal wash hand basin and shower cubicle.

Second Floor:

The second floor landing provides access to all three bedrooms as well as the family bathroom and loft storage space via the loft hatch. A bedroom is to the rear of the property, and boasts it's own three piece en-suite shower room. Bedroom three is situated at the front of the property, and is also a double room. The fourth bedroom is a good size single room. The second floor is completed by the family bathroom, fitted with a low level WC, pedestal wash hand basin and panel bath.

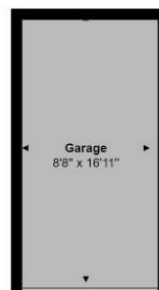
Outside:

The generous rear garden has an array of patio areas to suit all needs. The snug to the front provides enclosed relaxing space that is ideal for summer evenings. There is a paved patio area to the rear which provides scenic views of the garden. An assortment of furniture can be arranged. The remainder is mature shrubbery and stoney borders. The garage can be accessed via the garden through the side door and the gate. To the front is a driveway for two cars leading to the garage door. A picket gate is an attractive feature to the front with stone borders and paved path leading to the front door.



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



Not shown in actual location



Ground Floor
Area: 396 ft²

First Floor
Area: 396 ft²

Second Floor
Area: 396 ft²

Total Area: 1335 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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