



Trent Way
, Leighton Buzzard, LU7 4HJ

Price £349,995



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom semi detached home located in the sought after area of Billington Park and overlooking Astral Park itself. Presented to the market in good order and offering versatile family living with accommodation comprising, entrance hallway, lounge/dining room, kitchen/breakfast room, conservatory, cloakroom/WC, three bedrooms, master with ensuite and a family bathroom. Additional benefits include double glazing, gas heating, garden, garage and driveway parking.

Location:

Trent Way is situated on the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to a local play area and nearby Astral Park and Astral Lake. It 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

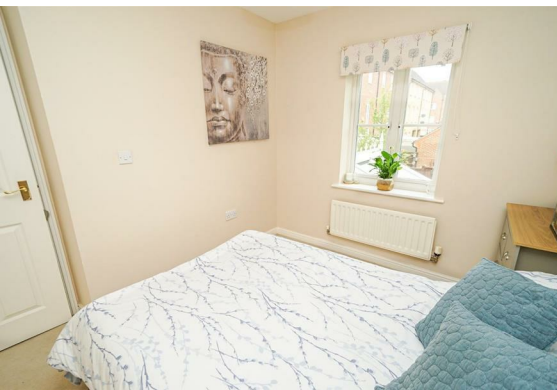
Enter into the spacious hallway which provides access to the kitchen/diner, cloakroom/WC, lounge and the first floor via the stairs. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The bright and airy kitchen/ diner has a range of wall and base line units. There is ample work surface space and an integrated dishwasher, washing machine and oven. There is space for additional white goods to be placed. A dining room table can easily be arranged for meal times. The well proportioned lounge provides access to the conservatory. There is an under stairs storage cupboard perfect for shoes. The conservatory has panoramic views on the garden, there is a radiator so it can be used all year round.

First Floor:

The landing provides access to all three bedrooms and family bathroom. The master bedroom is to the front and enjoy views over the park. A range of furniture can be placed in the room with a built in wardrobe complimenting the space. The ensuite is off the master bedroom and comprises of a low level WC, vanity hand wash basin and shower. Two further bedrooms enjoy views of the rear garden and a range of furniture can be arranged in both or a perfect study space. The family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

There is a paved path leading to the front door with the remainder laid to lawn and mature shrubs borders. The rear garden is mostly laid to lawn with a paved path leading to the rear. A paved patio area is perfect for summer entertaining and a range of furniture can be arranged. There is a path which leads to the rear garage 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



Total Area: 1100 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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