



## Hawker Close

, Leighton Buzzard, LU7 4HH

Offers In Excess Of £375,000

3 2 2 C

A row of four icons: a bed icon with the number '3', a shower icon with the number '2', a sofa icon with the number '2', and a carport icon with the letter 'C'.

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YOUR NEXT MOVE

# Hawker Close

, Leighton Buzzard, LU7 4HH

Offered for sale is this homely three double bedroom home located on this ever popular modern development, and situated on a quiet cul-de-sac, close to Astral Park and a short walk to Astral Lake. The property provides spacious and versatile accommodation comprising; Entrance hallway, dining room, kitchen/breakfast room, utility room, cloakroom/WC, lounge, three double bedrooms (master with ensuite shower room) and a family bathroom. Additional benefits include double glazing, gas heating, mature rear garden, garage and parking. Viewing is highly recommended.

### Location

Hawker Close 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 Astral Park and walking distance to nearby 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 via stained glass front door into the welcoming hallway, which provides stairs leading to the first floor with a built-in storage cupboard under. Wood effect flooring continues through into the bright and airy dining room which has ample space for a family sized dining table. An opening leads into the kitchen/breakfast room which has been fitted with a range of wall and base level units with ample granite work surface over. There are spaces for a dishwasher and fridge freezer plus an integrated double oven and four ring gas hob with hood over. A space provides space for a breakfast table, perfectly situated adjacent to the double glazed French doors providing access and views of the rear garden. Off the kitchen/breakfast room is a utility room with space and plumbing for a washing machine, and a door opens into the cloakroom/WC.





#### First Floor:

The first floor landing sits centrally, with doors to the lounge, first floor bedroom and family bathroom, plus further stairs leading to the second floor. The lounge faces the front aspect and is a generous bright room with space for a wealth of living room furniture. The first floor bedroom is a good sized double room with built-in wardrobes and views to the rear garden. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath. There is also a shaver point and tiling to water sensitive areas.

#### Second Floor:

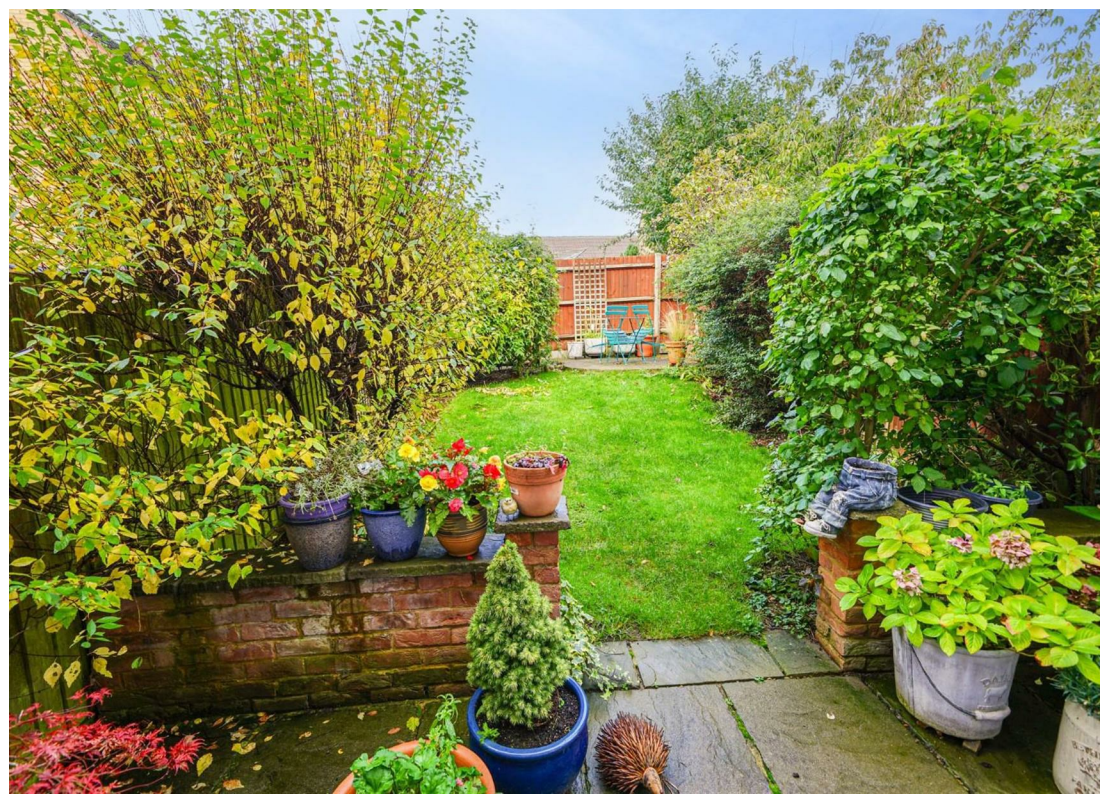
The second floor landing is home to the airing cupboard. There are doors to both second floor bedrooms as well as access to the loft space. The master bedroom sits to the front, and boasts plenty of space for a variety of bedroom furniture, plus there are built-in wardrobes and an ensuite. The ensuite is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin shower cubicle, plus there is a shaver point and tiling to water sensitive areas. The rear facing bedroom is a good sized double room with built-in wardrobes and space for additional furniture.

#### Outside:

To the front of the property, a path extends to the front door with mature shrubbery either side. The garage and parking is situated close by. The mature rear garden features a paved patio area across the back of the property, with a wall providing separation from the lawn. Mature shrubbery to the borders gives some privacy, and the lawn extends to the further raised patio area. The garden is enclosed by panel fencing, and there is gated access to the rear.

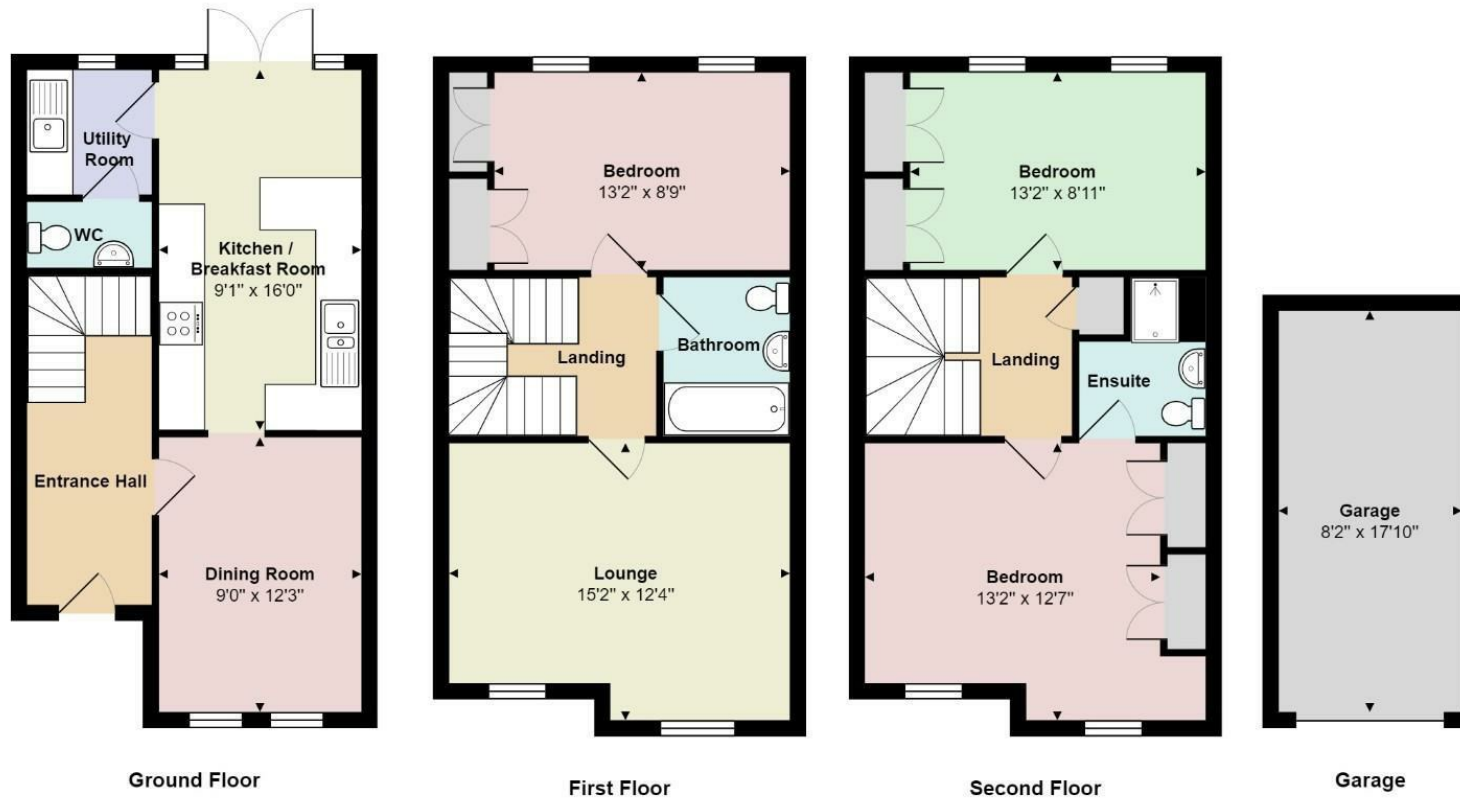
#### Garage & Parking:

The garage is situated close to the property, with access via an up and over door. There is potential for storage to the eaves. Additionally, the property benefits from a parking space to the front.



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: 1394 ft<sup>2</sup>

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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