



Bellona Drive

Leighton Buzzard, LU7 9SB

Price £342,500



QUARTERS
YOUR NEXT MOVE

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Presented to the market for sale this three bedroom semi-detached family home on this popular modern development which is an excellent spot providing good school catchment, transport links and local amenities. The property is presented to the market in good order with accommodation comprising: Entrance hallway, lounge, kitchen/dining room, cloakroom/WC, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, and driveway parking for at least 2 cars. Viewing is highly recommended.

Location:

The property lies in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, 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 the composite front door into a spacious hallway which provides access to the lounge and first floor via the stairs. The lounge is generous with space for furniture to suit all needs and enjoys views of the pretty rear garden. The stylish kitchen/diner sits to the front and would make an excellent space for entertaining. It features integrated appliances and the boiler is neatly housed in a cupboard. The cloakroom/WC comprises of a low level WC and wash hand basin.





First Floor:

The spacious landing provides access to all three bedrooms, airing cupboard and loft access. The master bedroom is a generous size and can comfortably fit a range of furniture to suit all needs. The en-suite is off the master bedroom and comprises of a low level WC, pedestal wash hand basin and shower cubicle. A further bedroom sits to the rear and enjoy pleasant views of the garden, which is bright and airy with space for furniture. A single bedroom is to the front and can be a great study space if required. The family bathroom is well presented, and comprises of a low level WC, pedestal wash hand basin, panel bath with shower over and a heated towel rail. Complimentary tiling to water sensitive areas and tiled flooring completes the room nicely.

Outside:

To the front of the property is a paved path with the remainder mostly laid to lawn. A driveway extends the width of the property and gated access to the rear. The rear garden has been landscaped by the current owners to provide a superb garden which can be enjoyed all year round. At the rear is a decking patio area, with the remainder laid to lawn enclosed by panel fencing. There is a shingled area which is perfect for storage and a shed completes



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: 803 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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