



Liddell Way

Leighton Buzzard, LU7 4FN

Guide Price £399,995



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# Liddell Way

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Offered for sale is this three bedroom link-detached family home situated in this secluded cul-de-sac on the highly sought after Rutherford Fields development. The property is presented to the market in excellent order, and benefits from a high specification finish, with accommodation comprising: Entrance hall, cloakroom/WC, open plan kitchen/lounge/diner, three generous bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas heating, southerly facing private rear garden, double length driveway parking and an extra width garage. Viewing is highly recommended.

## Location:

Liddell Way is a quiet road on the modern and sought after Rutherford Fields development. This property is situated in an idyllic spot which enjoys countryside views to the front. Rutherford Fields remains a popular 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 local play areas and walking distance to nearby Astral Park and Astral Lake as well as a wealth of countryside. 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 a composite front door into the hallway, which is laid to wood effect flooring that continues into the open plan living space. On the right of the hallway is a cloakroom/WC plus stairs leading to the first floor. The remainder of the ground floor is open planned, impressively in excess of 30ft in length front to rear. Facing the front aspect is a modern kitchen, fitted with a range of wall and base level units with Silestone work surfaces. All appliances are Bosch, and include a washer dryer, dishwasher, fridge freezer, double oven and five ring gas hob with hood over. The rear section of the ground floor provides ample space for a variety of living room and dining furniture, with double glazed doors providing views of the rear garden. There is also a generous understairs cupboard.





#### First Floor:

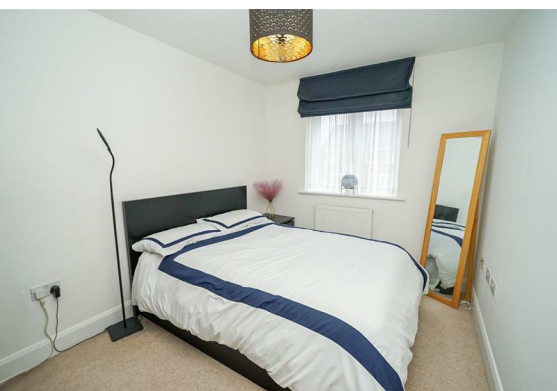
A spacious landing provides a warm welcome, with doors to the bedrooms and family bathroom, plus a built-in airing cupboard and loft access. The master bedroom faces the front aspect and includes fitted wardrobes to one wall with mirrored sliding doors. The ensuite shower room has been fitted with a low level WC, vanity wash hand basin and walk-in shower cubicle, with stylish Minoli tiles providing a premium finish. The two further bedrooms face the rear aspect, one being a good sized double room, and the third bedroom a generous single room which includes built-in wardrobes with mirrored sliding doors. The family bathroom has been fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath, finished with fashionable Minoli tiles to match the ensuite.

#### Garage:

Access is granted by an up and over garage door. The garage is extra wide, allowing plenty of room for a family car. There is power and lighting as well as eaves storage, and a courtesy doors leads through to the rear garden.

#### Outside:

To the front of the property is a path to the front door with shrubbery to the border. A double length driveway extends to the garage. The rear garden is enclosed by panel fencing and laid mainly to lawn, with two paved patio areas providing excellent spots to enjoy sunshine, benefitting from the southerly aspect of the garden.



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: 1307 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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