



Heath Court

Leighton Buzzard, LU7 3JR

Guide Price £900,000



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QUARTERS

YOUR NEXT MOVE

Heath Court

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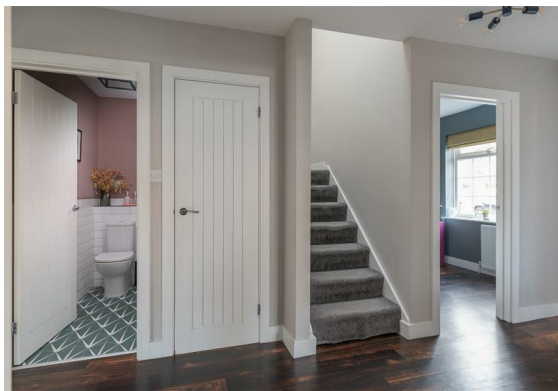
An excellent opportunity to purchase this stunning four bedroom detached family home located on one of Leighton Buzzard's most prestigious roads, which is situated within walking distance of the beautiful Rushmere Country Park and Leighton Buzzard Golf Club. The property has been substantially improved throughout and finished to an exceptional standard, with accommodation comprising: Entrance hallway, cloakroom/WC, sitting room, study, 20ft living room with vaulted ceiling, dining room, 21ft kitchen/breakfast room, utility room, four bedrooms (master with ensuite facilities), dressing room and a family bathroom. Additional benefits include south easterly facing private rear garden, garage and ample driveway parking. Viewing is highly recommended to appreciate the space and setting this property has to offer.

Location:

The highly desirable Heath Court, sits off the prestigious Plantation Road, near to Leighton Buzzard Golf Course, and remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes set within a leafy environment. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 2.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property 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. 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:

A composite door opens into the entrance hall of this truly stunning family home, which has been finished to a high standard throughout. To the right is a study, cloakroom/WC and stairs to the first floor with a built-in storage cupboard under. At the end of the hallway a door opens into the kitchen/breakfast room, and on the left there is a good sized opening to the sitting room. The sitting room receives plenty of light via dual aspect windows, with plenty of space for a variety of furniture to be assembled around a wood burning stove. There are double doors opening to the dining area, giving the option of an open plan downstairs living space, with the dining area sitting centrally at the rear and open to both the kitchen/breakfast and living room. There is space for a family sized dining table, with pleasant views of the rear garden via bi-folding doors. The living room is perfectly proportioned for a home of this size, also featuring bi-folding doors to the rear, and a vaulted ceiling with Velux windows providing a noticeably spacious feel, and introducing lots of natural light. The kitchen/breakfast room has been refitted with a fashionable range of wall and base level units, with quartz work surfaces over. There are a variety of integrated appliances including a fridge freezer, dishwasher, two full size ovens and a hob with hood over. A two-seat breakfast bar has also been incorporated, and a door leads to the utility room which is fitted with a further range of units, and there is space and plumbing for a washing machine and tumble dryer, plus doors to the garage and rear garden.





First Floor:

A roof lantern above the landing introduces the benefit of natural light. The landing provides doors to the bedrooms and family bathroom, plus there is a built-in airing cupboard and access to the loft space. The master bedroom is well proportioned facing the front aspect, and enjoys use of an ensuite, which has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, with complimentary tiling to the floor and walls. The two rear facing bedrooms are also double rooms, each with fitted wardrobes to one wall and overlooking the rear garden. The fourth bedroom faces the front aspect, and there is a door to an additional room which is suitable for use as a dressing room or home office, as desired. The family bathroom has been refitted with a white suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The tiled floor is a splendid feature, combining with the tiled walls to finish the room nicely.

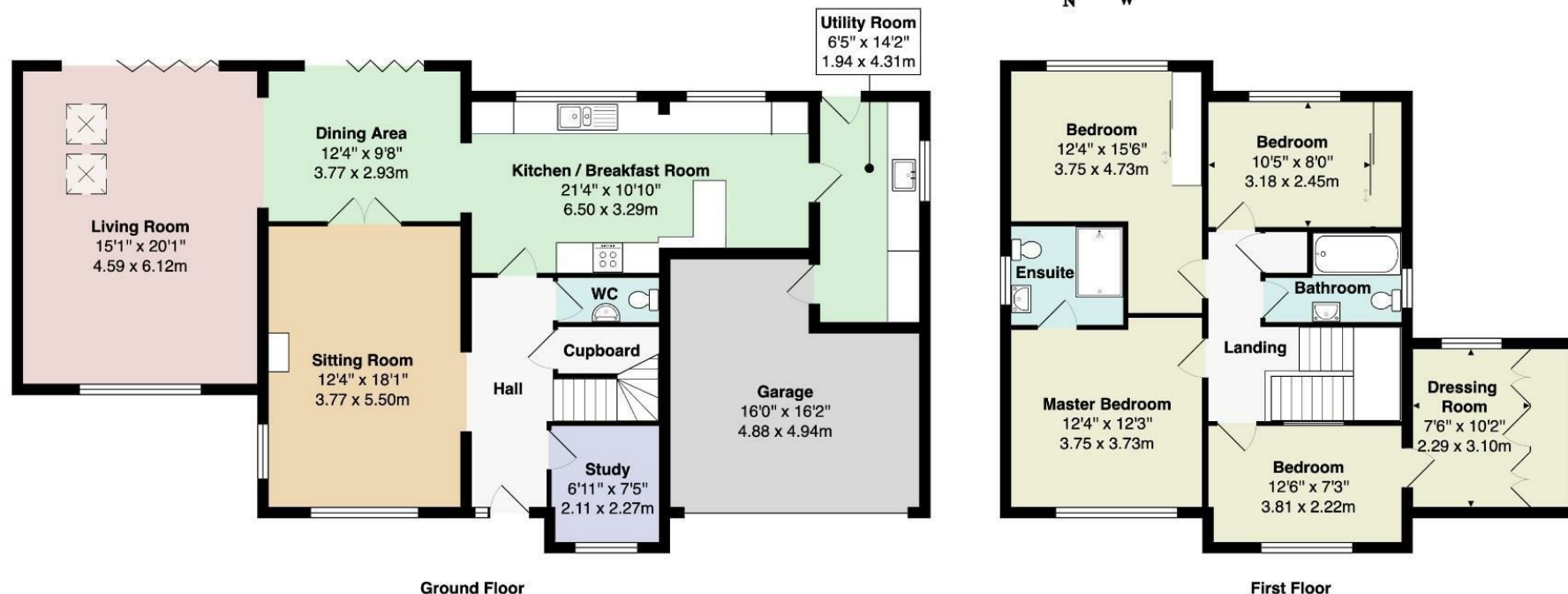
Outside:

To the front of the property is a block paved driveway extending to the garage and front door, with a generous lawned garden complimented with an array of mature shrubbery to the borders. The rear garden is south easterly facing, ensuring plenty of sunlight can be enjoyed throughout the day. A generous paved patio area sits off the dining and living room areas, seamlessly connecting with the property via two sets of bi-folding doors. A generous lawn spans the width of the expansive plot, with trees providing some shade, and an excellent entertaining space is provided by a pergola, tucked to one corner. The garden extends around the side of the property, giving a great spot to site a storage shed.



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



Approximate Area: 2016 ft² ... 187.3 m² (excluding garage)

Approximate Area of Garage: 248 ft² ... 23.1 m²

Total Approximate Area: 2264 ft² ... 210.4 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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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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