



Wallis Drive

Leighton Buzzard, LU7 3GD

Offers In Excess Of £375,000



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QUARTERS

YOUR NEXT MOVE

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Leighton Buzzard, LU7 3GD

We are delighted to offer for sale this modern three bedroom semi-detached home built in 2020, and situated in this highly desirable development on the edge of the town. The property offers bright and spacious accommodation with generous proportions. Accommodation comprises: Entrance hallway, lounge, utility/WC, two generous bedrooms and a bathroom on the first floor, as well as a grand master bedroom with ensuite shower room. Additional benefits include double glazing, gas heating, southerly facing rear garden and driveway parking for two cars. Viewing is highly recommended to appreciate the space this property has to offer.

Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. 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. 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 Rushmore Country Park.

Ground Floor:

Enter into the hallway which provides access to the lounge and first floor via extra wide stairs. There is also a built-in meter cupboard, and a wood effect flooring continues throughout the ground floor. The lounge is well proportioned, with plenty of space for a variety of furniture, and leads through to the kitchen/dining room which is situated to the rear of the property. Sitting centrally on the ground floor is a utility/WC with an integrated washing machine and base units with ceramic sink. The kitchen is fitted with a modern range of wall and base level units with integrated appliances including a dishwasher, fridge freezer, double oven and four ring gas hob with hood over. There is plenty of space remaining for a family sized dining table to be positioned with views to the rear garden via double glazed French doors. Additionally, the room includes a built-in storage cupboard under the stairs.





First Floor:

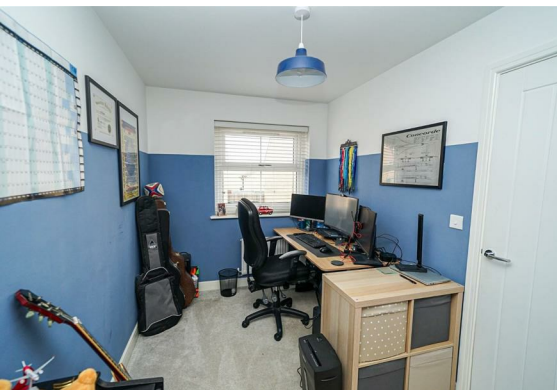
The first floor landing provides access to bedrooms two and three, as well as the family bathroom. Bedroom two is a spacious double room which sits at the rear of the property, overlooking the landscaped rear garden, providing plenty of space for a variety of bedroom furniture. The third bedroom is also a generous size, and is situated at the front of the property. The family bathroom is fitted with a modern white suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. A door separates the landing from a stairwell, leading to the second floor.

Second Floor:

The stunning master suite spans the entire length and width of the top floor, with a double glazed window to the front aspect and a further roof lantern window to the rear. The room provides plenty of space for a wealth of bedroom furniture, and enjoys use of a modern three piece ensuite shower room finished with complimentary tiling.

Outside:

At the front of the property is a path to the front door bordered by neat shingle, and driveway parking for two vehicles extends to the side. There is secure gated access to the rear garden. The southerly facing rear garden is a generous size, and boasts a good sized paved patio ideal for entertaining, with the remainder laid to lawn and bordered by raised bedding and enclosed by panel fencing.



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: 1107 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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