



Phoenix Close

Leighton Buzzard, LU7 3YW

Offers In Excess Of £550,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this extended five bedroom detached family home which is situated in this quiet, sought after cul-de-sac, in the ever popular Planets area of Leighton Buzzard, with links to local shops and amenities and within walking distance to popular schools. The property is presented to the market in excellent order, and offers spacious accommodation comprising: Entrance hallway, living room, kitchen/diner, store/utility room which is the remainder of the garage, cloakroom/WC, five bedrooms, master with ensuite and family bathroom. Additional benefits include gas central heating, double glazing, landscaped garden, garage space and generous driveway parking. Viewing is highly recommended.

Location:

Phoenix Close is a highly sought after cul-de-sac situated on the Planets development, and remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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.

Ground Floor:

Enter via the front door into the inner hallway which provides access to the cloakroom/WC and hallway. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. Through a further door is the spacious hallway which provides access to the living room, kitchen/diner and stairs leading to the first floor. The bright and spacious living room which allows for a range of living room furniture. There is a good sized window with views of the driveway. There are doors to the family room, which allow for an open plan feel if desired, and there are pleasant views to the rear via double glazed sliding doors. The kitchen/diner features plenty of storage and work surface, with ample space for a dining table. A door then leads into the utility room/store.





First Floor:

The first floor landing provides access to the all five bedrooms and family bathroom, as well as the loft and loft room, and there is also a built in airing cupboard. The bedrooms are well proportioned, with three facing the front aspect and two to the rear. Three of the bedrooms include built in wardrobes, whilst the further two rooms can accommodate a range of furniture easily. The generous master bedroom has an ensuite which comprises of a low level WC, vanity hand wash basin and shower. The family bathroom complete the upstairs with a four piece suite comprising of a low level WC, wash hand basin, shower and a panel bath with shower over.

Loft Room:

The property benefits from a loft room with eaves storage, this is accessible via a drop down ladder

Outside:

To the front is a generous block paved driveway which can accommodate multiple vehicles, extending to the garage and front door. There is gated access to the rear. The generous rear garden is laid mainly to lawn with mature shrubbery to the borders. There are a couple of patio areas which ensure that a quiet spot in the sun can be found in the garden throughout much of the day.



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: 1761 ft² (excluding eaves storage)

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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