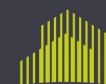




Billington Road
Leighton Buzzard, LU7 4TG

Price **£700,000**



QUARTERS
YOUR NEXT MOVE

Billington Road

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Offered for sale is this individual and rare to the market executive four bedroom bungalow, set on a generous and private plot. The property is in an excellent and secluded spot, situated at the end of a private drive, and backing on to Pages Park. The property is presented to the market in immaculate condition, with just one owner since built, and offers deceptively spacious accommodation comprising: Entrance hallway, living room, kitchen, conservatory, utility room, three generous ground floor bedrooms (largest with ensuite wetroom), family bathroom and a further large double bedroom to the first floor including an ensuite shower room. Additional benefits include double glazing, gas heating, expansive driveway parking for at least six vehicles and a landscaped rear garden which is not overlooked. Viewing is highly recommended.

Location:

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is set at the end of a private driveway and in a quiet spot, also 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.

Layout:

The property boasts an impressive 1600 square feet of living accommodation which is presented in immaculate order throughout. The welcoming entrance hall runs centrally through the property, leading through to the living room, kitchen, bathroom, three ground floor bedrooms and family bathroom, plus there are stairs leading to the first floor bedroom. There are also built-in cupboards providing storage options. The high standard of finish is immediately apparent upon entry, with a high quality flooring which flows through much of the ground floor. The living room has been thoughtfully planned to include two sets of French doors which connect seamlessly with the rear garden and introduce plenty of natural light. The room is bright and airy and provides plenty of room for a wealth of furniture. The kitchen is situated towards the rear of the property and has been fitted with a range of wall and base level units and provides ample work space and a variety of integrated appliances plus there is space for an American style fridge freezer. The room opens to the conservatory which provides panoramic views of the garden, and has been put to use as a dining space by the current owner. Off the kitchen is a utility which features spaces for a washing machine and tumble dryer, plus further units and a stainless steel sink. A courtesy door opens to the garden.





To the left of the hallways are three generous bedrooms. The front facing bedroom includes built-in wardrobes, with a larger double bedroom sat to the rear and including fitted wardrobes and an ensuite wet room. The ground floor is completed with the family bathroom, which has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. On the first floor is a large double bedroom with ample space for a variety of furniture, and there is built-in storage to the eaves. The room is bright and airy, and enjoys use of an ensuite shower room which is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle.

Outside:

The property is set in a secluded position, with a vast block paved driveway providing parking for plenty of vehicles and extending to the front door. There is also gated access either side of the property through to the rear garden. The rear garden is an excellent size and not overlooked, making a peaceful setting to be enjoyed throughout the year. A paved patio area sits off the lounge and conservatory, with the remainder laid mainly to lawn with an array of mature shrubbery to the borders. Some hardstanding sits to one corner and provides a home to the greenhouse and timber shed. The property backs onto Pages Park with a feature wall running along the boundary.



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



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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