



Sandpiper Way

Leighton Buzzard, LU7 4SS

Offers In Excess Of £330,000



QUARTERS  
YOUR NEXT MOVE



# Sandpiper Way

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We are delighted to offer for sale this spacious three bedroom end of terrace townhouse, situated in an ever popular modern development, within easy walking distance of sought after schooling, local shops and amenities and the picturesque Pages Park and Astral Lake. The property offers spacious accommodation comprising: Entrance hallway, lounge, cloakroom/WC, kitchen/dining room, three bedrooms (master with en-suite shower room) and a family bathroom. Additional benefits include double glazing, gas heating, southerly facing landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

## Location:

The highly desirable location of Sandpiper Way lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

Enter into the hallway which provides access to the lounge and there are stairs leading to the first 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 cloakroom/WC fitted with a low level WC and wash hand basin. The kitchen has been fitted with a modern range of wall and base level units with integrated oven and four ring gas hob with hood over, plus spaces for a washing machine and fridge/freezer. 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:

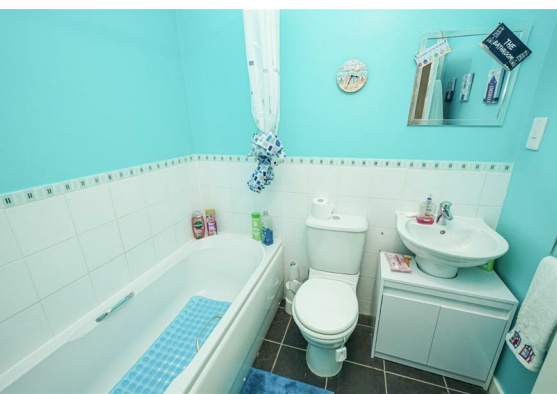
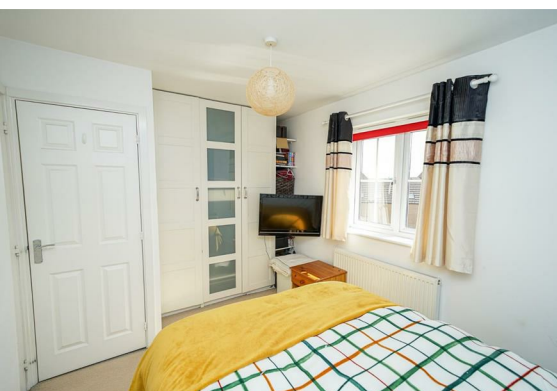
The first floor landing provides access to bedrooms two and three, as well as the family bathroom. Bedroom two is a spacious double room which sits at the rear of the property, overlooking the landscaped rear garden and providing plenty of space for a variety of bedroom furniture. The third bedroom is 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 natural light flowing via two rear facing Velux windows. 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 a neat garden area, and driveway parking for two vehicles extends along the side to the garage. 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 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: 1058 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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