



Sagan Rise

Leighton Buzzard, LU7 3GH

Price **£375,000**



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QUARTERS

YOUR NEXT MOVE

Sagan Rise

Leighton Buzzard, LU7 3GH

Quarters are delighted to offer for sale this modern three bedroom semi-detached family home which is situated on the popular Clipstone Park development, built in 2019. This well presented property provides spacious accommodation comprising: Entrance hall, lounge, kitchen/diner, cloakroom/WC, three bedrooms (master with ensuite), and a family bathroom. Additional benefits include double glazing, gas central heating, two allocated parking spaces and a landscaped rear garden. Viewing is highly recommended.

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 Rushmere Country Park.

Ground Floor:

Enter via a double glazed front door into the spacious hallway. To the left is a built in storage cupboard and a door to the kitchen/diner, to the right is a door to the lounge, and ahead is a door to the cloakroom/WC as well as stairs leading to the first floor. The modern kitchen/diner features a range of wall and base level units with a roll edged work surface over, and there is an integrated dishwasher, fridge freezer, washing machine, oven and four ring gas hob with hood over. The room receives plenty of light via dual aspect double glazed windows plus there are double glazed French doors opening to the garden. There is ample room for a family dining table. The lounge is well proportioned, with ample room for a variety of living room furniture, and dual aspect double glazed windows allow for natural light to flow. The cloakroom/WC is fitted with a low level WC and pedestal wash hand basin.





First Floor:

The first floor landing provides access to the three bedrooms, family bathroom and loft space. The spacious master bedroom comfortably accommodates a range of bedroom furniture and there is a door to the en-suite shower room, which is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle. Bedroom two is also a good sized double room, and the third bedroom is a generous single room, currently used as a dressing room, with a double glazed window overlooking the garden. The family bathroom is fitted with a modern three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, with complimentary tiling to water sensitive areas.

Outside:

Situated on a corner plot, there are two allocated parking spaces to the side, with a small lawn slate chipped areas extending around to the front of the property, where there is a path leading to the front door and gated access to the garden. The garden benefits from it's westerly aspect, ensuring plenty of sunlight throughout the day, and is situated to the side ensuring access directly from the kitchen/dining room. There is a generous paved patio extending off the house, and a further raised decked patio area, with the remainder of the garden laid mainly to lawn and enclosed by panel fencing.

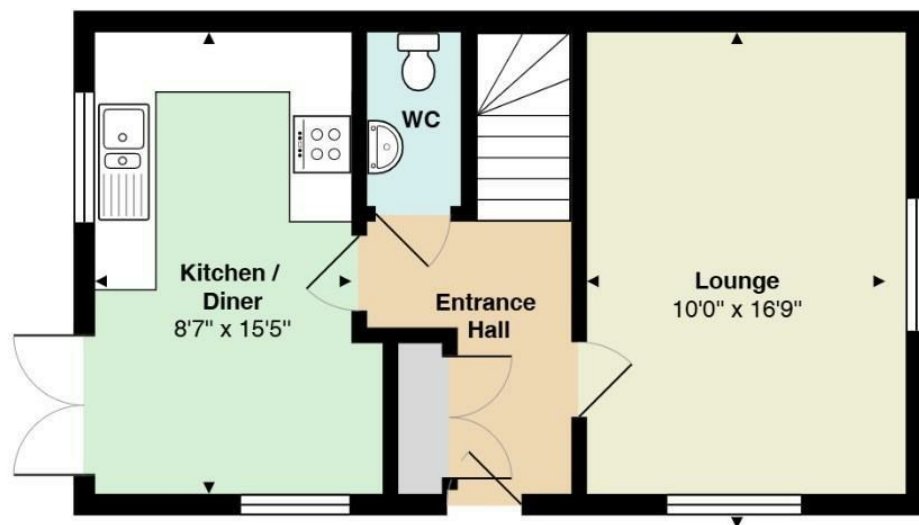
Agents Note:

This property is freehold. There is an annual service charge on this development of approximately £200 per annum.

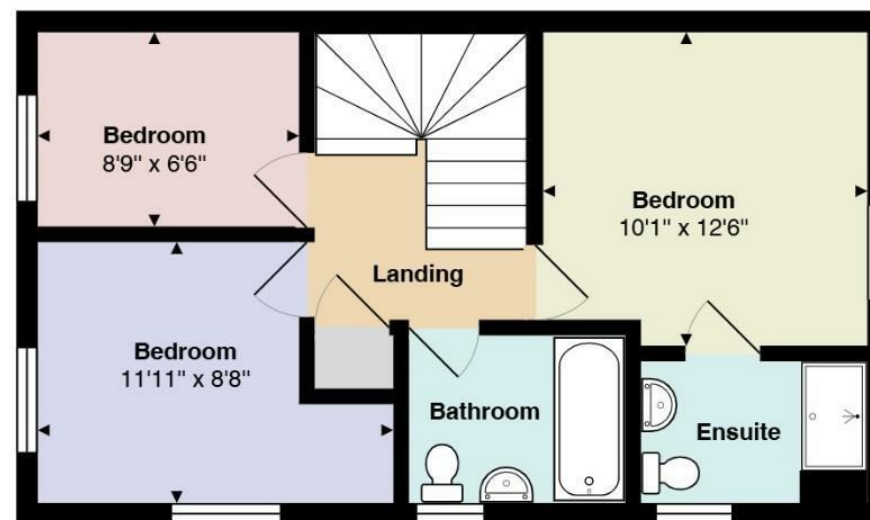


Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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



Ground Floor



First Floor

Total Area: 853 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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