



Rock Close

Leighton Buzzard, LU7 2YJ

Price £799,995



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this immaculate four/five bedroom detached house situated on an substantial plot in one of Linslade's most sought after roads and located within a short walk of the mainline train station. The property provides excellent spacious accommodation comprising: Entrance hallway, living room, kitchen/dining room, utility room, study, four/five bedrooms, (master with ensuite), family bathroom and a cloakroom/WC. Additional benefits include gas heating, generous southerly facing rear garden, garage and driveway parking for multiple cars. Viewing is highly recommended.

Location:

Rock Close is a sought after secluded residential cul-de-sac, among the most prestigious within Linslade, and boasts a range of premium properties. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

Ground Floor:

Enter through the double-glazed front door into a welcoming and spacious entrance hallway, providing access to the cloakroom/WC, study, lounge, and kitchen/dining. The impressive lounge creates a wonderful focal point with its charming inglenook fireplace housing a wood burner, perfect for cosy evenings. Patio doors open seamlessly onto the rear garden, while a separate window floods the room with natural light and offers delightful garden views. The versatile study enjoys a front aspect and would serve equally well as a family room, snug, or home office, benefiting from excellent natural light through the front-facing window. A convenient downstairs WC is fitted with a low-level WC and pedestal wash hand basin. The heart of the home is the spacious kitchen/dining room, featuring dual aspect windows that create an abundance of natural light. The front-facing dining area provides an excellent space for family meals, while the kitchen is well-appointed with a comprehensive range of wall and base units, integrated dishwasher, cooker, and induction hob, plus lovely views over the garden. Adjacent to the kitchen, the utility room offers practical family living with a range of wall and base units, and benefits from a fitted washing machine space as well as garden views, and convenient side door access to the rear garden.





First Floor:

The bright and airy landing provides access to all five bedrooms, family bathroom, loft access, and useful airing cupboard. The master bedroom overlooks the peaceful rear garden and benefits from a private ensuite comprising low-level WC, walk-in shower, and pedestal wash hand basin. The room offers ample space for a full range of bedroom furniture. The second bedroom is a generous double room with front aspect views, while the third bedroom faces the rear garden and would make an excellent double or guest room. The fourth bedroom is a good sized double, with access through to the fifth bedroom, a charming space with useful eaves storage and perfectly suited for use as a home office, dressing room or first floor reception room. The family bathroom is well-appointed with a low-level WC, pedestal wash hand basin, and bath with shower over.

Outside:

A generous gravelled driveway provides parking for four/five vehicles, a low maintenance lawn, and side gate access to the rear garden. The rear garden has been thoughtfully landscaped to create a perfect blend of relaxation and entertainment space. The garden is southerly facing, ensuring an abundance of light throughout the day. Predominantly laid to lawn with an attractive patio area ideal for al fresco dining and entertaining. Mature shrubs and an established vegetable plot border of the garden, creating a peaceful and private setting.



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: 2034 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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