



Wallis Drive

Leighton Buzzard, LU7 3GD

Guide Price £400,000

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 **QUARTERS**
YOUR NEXT MOVE

Wallis Drive

Leighton Buzzard, LU7 3GD

We are pleased to present this modern three double bedroom semi-detached family home, located on the popular Clipstone Park development on enjoying a pleasant outlook. Offered in excellent condition throughout, the property provides bright and well-planned accommodation arranged over three floors, including a superb top-floor master suite with ensuite, an open plan lounge/dining room with French doors to the garden, a fitted kitchen, downstairs cloakroom, garage via own driveway and a low-maintenance south facing rear garden. Its an ideal purchase for families and commuters alike.

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:

The accommodation begins with a welcoming entrance hall that sets the tone for the rest of the home – bright, inviting, and impeccably maintained. To one side is a convenient cloakroom/WC, while stairs rise to the first floor. The kitchen sits at the front of the property and is fitted with a modern range of wall and base level units providing excellent storage and ample work surface space. There are a selection of integrated appliances offering practicality for everyday life. To the rear of the property, the generous open plan lounge/dining room forms the true heart of the home. This inviting space enjoys an abundance of natural light from French doors that open directly to the garden, creating a seamless connection between indoor and outdoor living. There is ample room for a large dining table, perfect for family meals and entertaining guests, as well as a comfortable lounge area ideal for relaxing evenings. The tasteful décor and bright aspect combine to create a warm and welcoming ambience, making it a room to be enjoyed all year round.





First Floor:

On the first floor, the landing provides access to two excellent double bedrooms, both of which offer flexibility for use as guest rooms, children's rooms or a home office if required. The rear facing bedroom enjoys use of the Jack & Jill family bathroom which has been fitted with a modern three-piece suite and finished in neutral tones, complementing the property's contemporary style.

Second Floor:

The entire second floor is dedicated to the impressive master suite. This superb 28ft space features dual aspect windows, creating a light and airy atmosphere as well as a built-in storage cupboard and fitted wardrobes, along with a defined dressing area and a private ensuite shower room. It's a beautifully proportioned and peaceful retreat from the rest of the home.

Outside:

Outside, there is a spacious feel with it not overlooked to the front. The rear garden has been landscaped and features a generous paved patio ideal for outdoor dining and entertaining, with the remainder laid to lawn and enclosed by panel fencing. There is three external sockets within the garden which provide easier access for garden maintenance. To the side of the property is a driveway providing off-road parking and access to the garage, which offers additional parking or storage space.



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: 1134 ft² (excluding garage)

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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