



Cotefield Drive  
, Leighton Buzzard, LU7 3DN

Guide Price £725,000

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QUARTERS  
YOUR NEXT MOVE

# Cotefield Drive

, Leighton Buzzard, LU7 3DN

Quarters are delighted to offer for sale this extended four bedroom detached executive home located in a tucked away position on this highly prestigious road and within catchment area of popular schooling. The property has been thoughtfully upgraded by the current owners to a very high specification with in excess of 2000 sq ft of accommodation comprising: Entrance hallway, refitted cloakroom/WC, snug, lounge, refitted kitchen/dining room, family room, four double bedrooms (master with refitted ensuite bathroom) and a refitted family bathroom. Additional benefits include double glazing, gas heating, private low maintenance landscaped rear garden, garage and ample driveway parking. In order to appreciate the exceptional finish of this property, viewing is highly recommended.

### Location:

Cotefield Drive sits in a leafy setting midway between the historic Market Town Centre of Leighton Buzzard, and the popular and desirable village of Heath & Reach. Nearby there are a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting, with the nearby village of Heath & Reach boasting numerous public houses and local shops. This property is situated in a good school catchment area, which ensures this area remains in high demand for those looking for a long term family home. There are plenty of 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.

### Ground Floor:

Enter via a composite front door into the spacious hallway. The impressive finish throughout this home is immediately apparent, with porcelain tiled floor which continues into the cloakroom/WC, kitchen/dining room and through to the family room. There are stairs leading to the first floor with a built in storage cupboard under, and doors to the snug and lounge. The snug can be used for a variety of purposes such as an additional lounge space, home office or playroom. The generous lounge provides plenty of space for a range of furniture, and this well proportioned room can comfortably accommodate a large family. A fitted display cabinet to one wall ensures all gadgets can be neatly stored. The cloakroom/WC has been refitted with a modern suite comprising of a low level WC and vanity wash hand basin, with fashionable storage units complementing the finish. One of the many stand out features of this stunning family home is the addition of some glazed metal framed doors, seamlessly connecting from both the entrance hall to the kitchen/dining room, and a further set between the dining area and family room. The kitchen/dining room has been opened up to provide an expansive space suitable for growing families. The vendors have left no expense spared with the installation of a high specification bespoke handmade Humphrey Munson kitchen finished with granite work surfaces. Integrated appliances include a Fisher & Paykel multi-use fridge freezer drawer, Miele microwave and Miele dishwasher. The kitchen units have been thoughtfully planned to include a utility cupboard and larder cupboard among many conveniences. There are doors leading to the garden and garage. The family room enjoys plenty of light and views of the rear garden, making a lovely spot for a play room.





**First Floor:**

The spacious first floor landing provides a bright and airy welcome, with doors leading to the bedrooms and family bathroom. The master bedroom is an excellent double bedroom with fitted wardrobes and an ensuite bathroom, stylishly refitted with a four piece suite comprising of a low level WC, vanity wash hand basin, bath tub and shower cubicle, with porcelain tiling complementing the modern fittings. There is a further large double bedroom with fitted wardrobes, whilst bedrooms three and four are good sizes making for an excellent family home. The family bathroom has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and p-shaped bath with shower over.

**Outside:**

To the front of the property is an expansive block paved driveway with parking for multiple cars. Some neat bedding provides some character, with hedgerow to the border giving some privacy. There is gated access to the rear garden, which has been landscaped to ensure little maintenance is required. A paved patio spans the rear of the property, with an artificial lawn ensuring the garden can be enjoyed at all times of the year. Raised bedding to the borders is filled with a wealth of flowers and shrubbery, and the garden is noticeably private, enclosed by hedges and panel fencing.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 2043 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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