



Drakes Avenue

Leighton Buzzard, LU7 3AF

Offers In Excess Of £425,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this spacious four bedroom detached family home, ideally situated on this sought-after modern development, within catchment for popular local schooling and just a short walk from local parks and amenities. The property provides accommodation comprising: Entrance hall, lounge, dining room, kitchen/diner, cloakroom/WC, four generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas central heating, landscaped rear garden, garage & driveway parking.

Location:

Ground Floor:

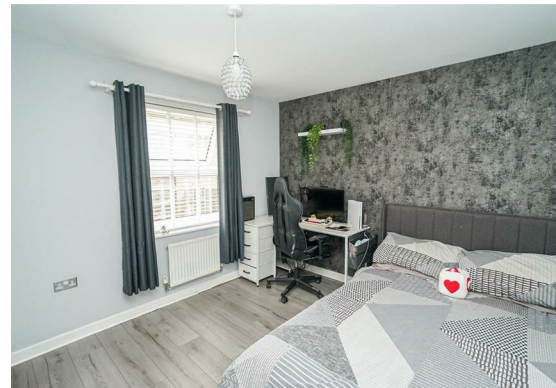
The ground floor accommodation is accessed via a welcoming entrance hall, finished with a stylish tiled floor that continues throughout the ground floor, creating a seamless flow. To the right is a useful cloakroom/WC tucked beneath the stairs. The lounge sits to the front and features a bay window, creating a bright and inviting space with double doors opening to the rear dining room—perfect for entertaining or family gatherings. The kitchen/breakfast room spans the rear aspect and is fitted with a modern range of wall and base level units with granite work surfaces. There is an integrated oven and four ring gas hob with hood over, with spaces for both a washing machine and dishwasher. French doors open onto the rear patio, and there is internal access to the dining room and garage, the latter offering excellent potential for conversion, subject to the necessary permissions.





First Floor:

Upstairs, the central landing provides access to four well-proportioned bedrooms, all of which benefit from fitted wardrobes and allow for additional furniture, perfectly suited to families of all ages. The master bedroom includes a refitted ensuite shower room, while the family bathroom is equipped with a four piece suite comprising of a low level WC, wash hand basin, panel bath and separate shower cubicle.



Outside:

Outside, the front of the property features a block paved driveway providing off-road parking and a neat lawned garden. The rear garden is fully enclosed by panel fencing and includes a paved patio extending across the width of the property, a generous lawn and a timber shed tucked to one corner.



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: 1409 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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