



Price £1,150,000  
Percival House, 226a Heath Road, Leighton Buzzard, LU7 3AY



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\*\*\* VIDEO VIEWING \*\*\*

Quarters are privileged to offer for sale this exclusive one off luxury home built in 2017 and located on one of Leighton Buzzard's most sought after roads. Situated in a tucked away position this property offers bright and spacious accommodation whilst spoiling you with the latest technology and high quality finishes. Accommodation comprises; Entrance hallway, study, lounge, impressive 38ft kitchen/dining/family room, utility room, four large bedrooms (two with en-suite) and a large family bathroom. Additional benefits include Control4 home entertainment, underfloor heating to ground floor, lighting and alarm controls via app based technology. Additionally the property provides ample driveway parking and integral garage. Viewing is highly recommended to

## Specification:

### Control4 System

Control4 System - This home featuring premium automation from Control4 means more comfort, convenience and security without a second thought. Control4 solutions make it easy to command all things such as lights, security, climate control, home theatre, music and more whether you're at home or on the go. Blinds go up when the sun rises. Text alerts arrive when the kids get home from school. Lights set the perfect mood for your dinner party with one touch. Thermostats set the temperature just right as you head home from work. Its better living, automatically.

### Wiring:

The property has been future proof wired to allow a whole house sound system via ceiling speakers throughout, Kitchen Family and Sitting Room 5.1 Surround Sound. Stereo: Study, Bedrooms and Bathrooms.

Wiring to Wifi Access points to ground and 1st floor. Cabling to provide 4K HDMI video distribution to Kitchen, Family area, Sitting Room and Master Bedroom. A Data Rack has been installed within cupboard to manage the cabling and equipment.

### Audio Video:

The control 4 system will stream Tunein radio, stored music files, music services eg Deezer, Napster. TV's and all the available video sources can be selected with the easy to navigate Control4 hand remote or App. TV sound can be either played through the ceiling speakers or the TVs speaker.

### Lighting:

UK manufactured Mode Lighting has been installed to manage complicated scene mood lighting, this covers 90% of the ground floor, Hall Stairs and Landing and External lighting. The switch plates Mode evolution 5 or 10 button.

To complement the mode lighting system Lightwave RF switches have been installed to the remaining areas, both systems are integrated together as one via Control4 to allow full remote control4 using the Control4 smart phone app.

### Heating Controls:

The Heating controls provide individual room control to areas with Underfloor Heating and the radiator zones. The simple setup can be accessed via the control4 app.

### Alarm:

A Texecom alarm system has been installed, PIR sensors can be linked to trigger lights. The system can send notifications to your phone to alert you of live events. The system can be controlled via your smart

phone.

### Accommodation:

#### Entrance Hallway: 19'5 x 10'11 (5.92m x 3.33m)

Enter via bespoke front door. Two triple glazed windows to front aspect. Tiled floor. Underfloor heating. Recessed lighting. Built in storage cupboard. Stairs to first floor. Doors to kitchen/dining/family room, lounge, study, cloakroom/WC & garage.

#### Cloakroom/WC: 8'7 x 3'7 (2.62m x 1.09m)

Triple glazed window to side aspect. Tiled floor. Underfloor heating. Recessed lighting. Fitted suite comprising: Low level WC and vanity wash hand basin with tiled splash-back.

#### Lounge: 18'2 x 15'8 (5.54m x 4.78m)

Two triple glazed windows to side aspect. Coving to ceiling. Recessed lighting. Dual aspect fireplace. Television point.

#### Study: 13'11 x 6'4 (4.24m x 1.93m)

Triple glazed window to side aspect. Tiled floor. Recessed lighting.

#### Kitchen/Dining/Family Room: 38'10 x 19'4 (max) (11.84m x 5.89m (max))

Triple glazed windows to dual aspects. Triple glazed sliding door to garden. Tiled floor. Underfloor heating. Recessed lighting. Coving to ceiling. Fitted kitchen comprising: Inset stainless steel sink with cupboard under. Further range of wall and base level units with granite work surface over. Integrated dishwasher, four ovens, fridge, freezer, wine cooler and induction hob with hood over. Dual aspect fireplace. Door to:

#### Utility Room: 9'7 x 7'6 (2.92m x 2.29m)

Triple glazed door to side. Triple glazed window to side aspect. Tiled floor. Underfloor heating. Recessed lighting. Fitted utility comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with granite work surface over. Space for washing machine and tumble dryer.

#### First Floor Landing: 16'1 x 7'9 (4.90m x 2.36m)

Triple glazed window to dual aspects. Roof lantern. Single panel radiator. Airing cupboard. Storage cupboard. Recessed lighting. Doors to bedrooms and family bathroom.

#### Master Bedroom: 23'1 x 14'6 (7.04m x 4.42m)

Three triple glazed windows to rear aspect with Juliet balcony to centre. Two single panel radiators. Recessed lighting. Fitted wardrobes. Television point. Door to:

#### Ensuite: 9'11 x 7'0 (3.02m x 2.13m)

Triple glazed window to side aspect. Tiled floor. Chrome heated towel rail. Recessed lighting. Fitted suite comprising: Low level WC, vanity wash hand basin and walk-in shower cubicle. Shaver point.

#### Bedroom Two: 16'0 x 11'4 (4.88m x 3.45m)

Triple glazed window to dual aspects. Double panel radiator. Recessed lighting. Television point. Door to:

#### Ensuite: 10'0 x 4'3 (3.05m x 1.30m)

Triple glazed window to side aspect. Tiled floor. Chrome heated towel rail. Recessed lighting. Fitted suite comprising: Low level WC, vanity wash hand basin and walk-in shower cubicle. Shaver point.

#### Bedroom Three: 14'7 x 11'4 (4.45m x 3.45m)

Triple glazed window to rear aspect. Single panel radiator. Recessed lighting. Television point.

#### Bedroom Four: 12'3 x 11'4 (3.73m x 3.45m)

Triple glazed window to dual aspects. Single panel radiator. Recessed lighting. Television point.

#### Family Bathroom: 11'3 x 7'3 (3.43m x 2.21m)

Triple glazed window to side aspect. Tiled floor. Chrome heated towel rail. Recessed lighting. Part tiled walls. Fitted suite comprising: Low level WC, vanity wash hand basin, walk-in shower cubicle and free standing bath.

### Outside:

#### Front:

Driveway with parking for three cars extending to garage and front door.

#### Rear Garden:

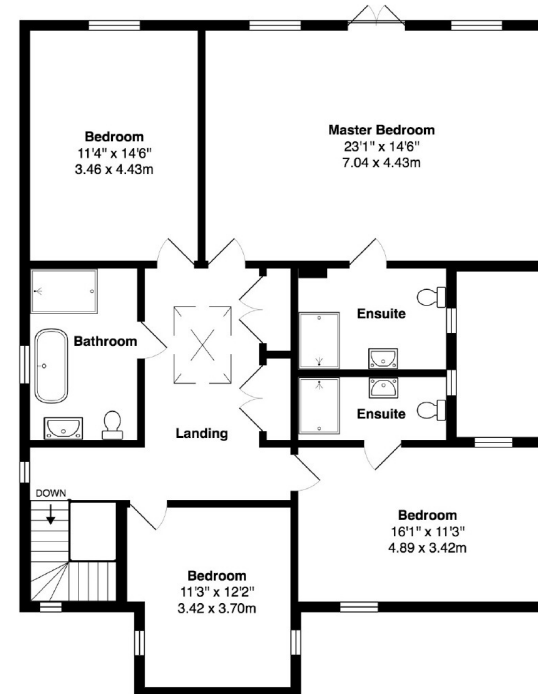
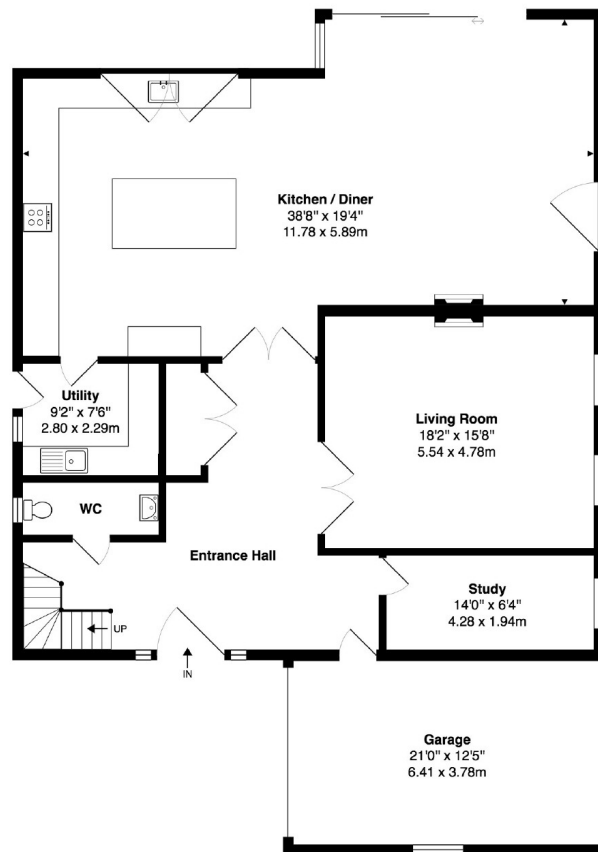
Wrap around rear garden with paved patio areas and remainder laid mainly to lawn with mature shrub borders.

#### Garage: 21'0 x 12'10 (6.40m x 3.91m)

Access via garage door. Power and lighting. Courtesy door to entrance hallway.

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.





Ground Floor

First Floor

Total Area: 2905 ft² ... 269.9 m² (excluding garage)

Floor plan produced for Quarters Estate Agents by MK Property Photography.  
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17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
 T: 01525 853733 E: info@quartersestateagents.co.uk  
[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)

