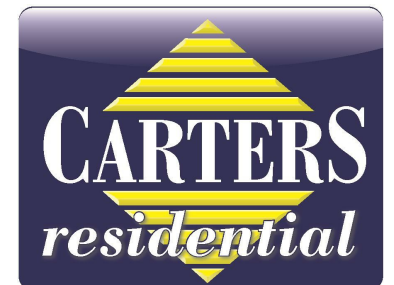




Goodman Drive, Leighton Buzzard, LU7 4UL





8 Goodman Drive  
Leighton Buzzard  
Bedfordshire  
LU7 4UL

£395,000

**A very well presented and extended 3 bedroom semi detached townhouse on this popular development within easy striking distance of the town centre.**

The property has accommodation set on three floors comprising; a hall, cloakroom, living room, dining room/garden room and a fitted kitchen. On the first floor there are two bedrooms and a bathroom, and on the second floor is dedicated to a large master suite complete with en-suite shower room and dressing area.

The property has a good size plot with gardens to the front, side and rear- landscaped with low maintenance in mind, and a garage which is ideal for storage or conversion to a separate room such as a gym, home office et cetera

A fabulous house with much to offer – early viewing as recommended.

- Semi Detached Town House
- 3 Bedrooms
- Large Master Bedroom with En-suite
- Separate Living Room
- Large Dining Room/ Garden Room
- Kitchen with Appliances
- Cloakroom
- Garage Ideal for Storage or Conversion







### Ground Floor

A front door opens to the entrance hall which has stairs to the first floor, and under stairs cupboard and doors to all rooms.

The cloakroom has a white suite comprising WC and wash basin, storage cupboard.

The living room has French doors opening to the rear garden, a window to the rear and a further door to the dining room/garden room. Storage cupboard housing the gas central heating boiler and space for a tumble dryer. Air-conditioning unit.

The dining room/garden room is glazed to 3 sides has an insulated roof and electric underfloor heating. French doors open to the garden. Air-conditioning unit.

The kitchen has a range of units to floor and walls with worktops and a one and a half both sink unit. Integrated 5 ring gas hob, extractor hood, oven, fridge/ freezer. The dishwasher and washing machine are available should you require. Tiled floor. Window to the front.

### First Floor

The landing has a windows to the side and front, storage cupboard, stairs to the second floor and doors to all rooms.

Bedroom 2 is a double bedroom located to the rear with two windows to the rear and a built-in wardrobe spanning the width of the room.

Bedroom 3 is located to the front.

The bathroom has a suite comprising WC and wash basin built into a vanity unit and a bath with mixer tap shower over. Fully tiled walls.

### Second Floor

The landing has a window to the side and a door to the master bedroom.

The master bedroom is a large suite with a double bedroom with skylight window to the rear, and dressing area with a window to the front and range of built-in wardrobes. The en-suite shower room has a WC, wall mounted wash basin with vanity unit and shower cubicle. Tiled floor and walls and a skylight window to the front.

### Outside

The property has a good size plot. The front garden laid with stones and planted beds and sandstone pathway to the front door. The driveway to the side provides off-road parking for two cars, side-by-side.

The rear garden has been landscaped with low maintenance in mind with a timber deck, areas laid with

stones and some raised beds and borders. The gardens continue around the garage to the side- again laid with stones, timber deck and some built-in bench seating. The gardens are enclosed by fencing

### Garage

Brick built detached garage with pitched tiled roof and loft storage. Up and over door and rear pedestrian door. Note that the garage is landlocked so ideally used for storage, with scope to be converted into a garden room, home office, gym or similar.

### Heating & Air Conditioning

The property has gas to radiator central heating, and some rooms have air conditioning.

### Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed). Service charge review period (year/month)

Local Authority:

Council Tax Band: D

### Agents Note

The vendor is an employee of Carters Property Management - an associated company of Carters Estate Agents.

### Note for Purchasers

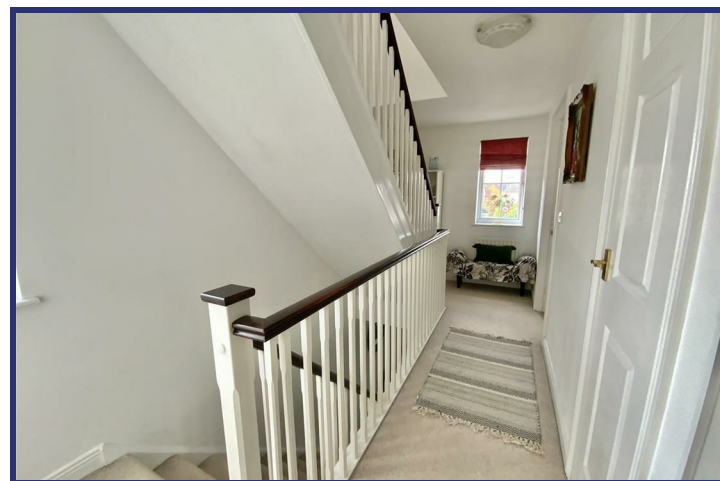
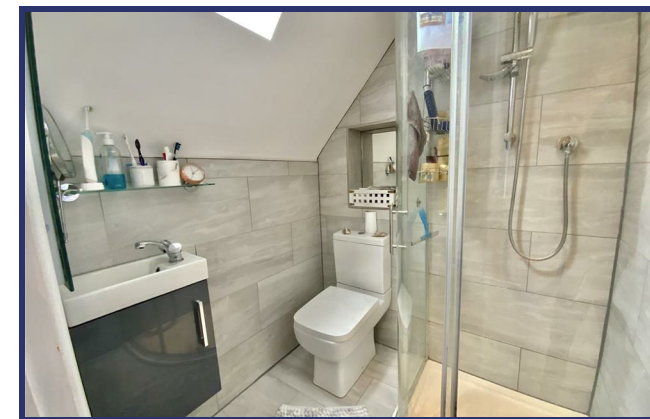
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





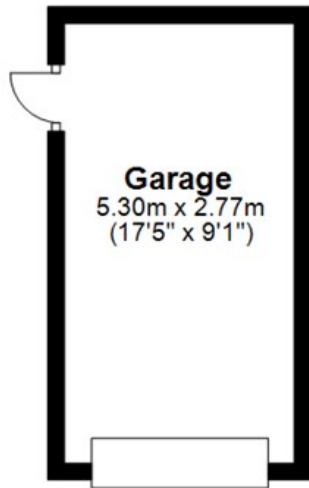




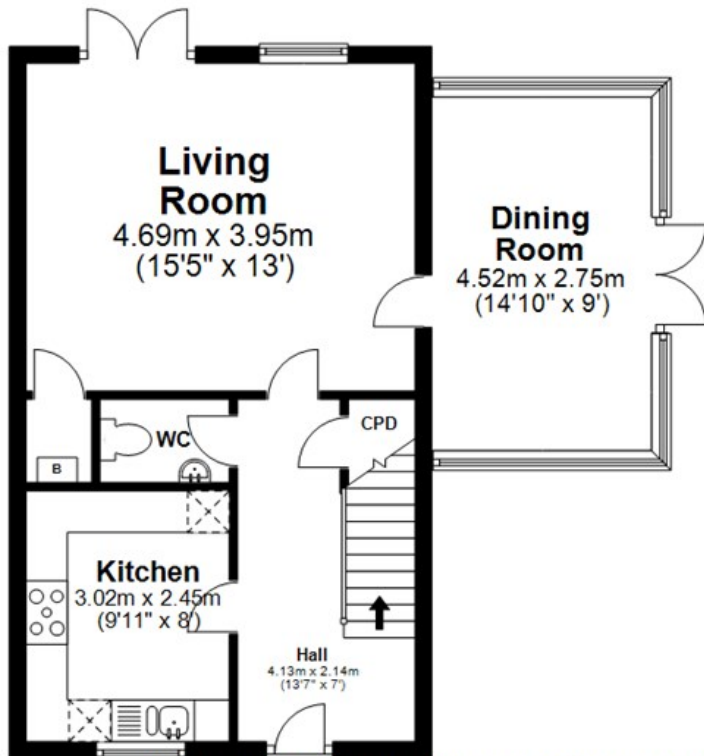




### Garage

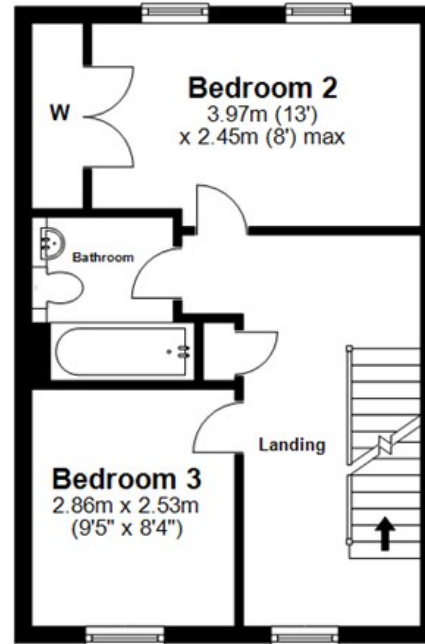


### Ground Floor

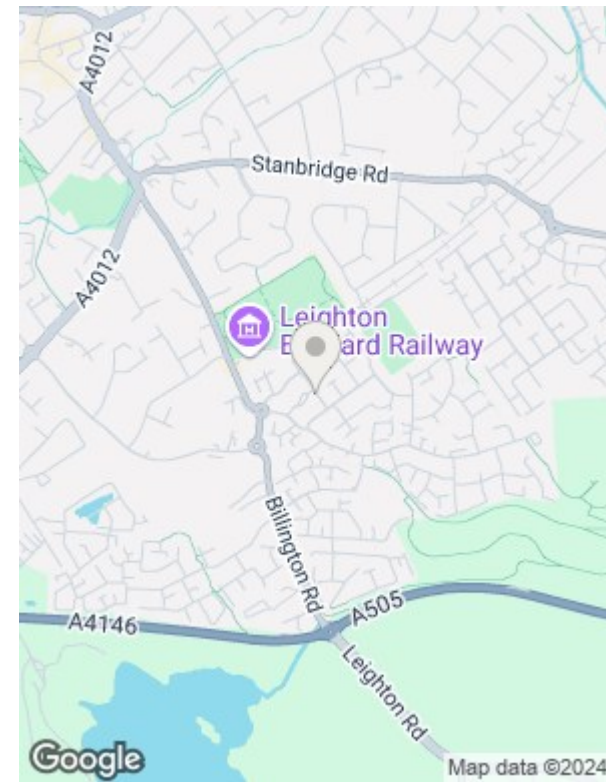
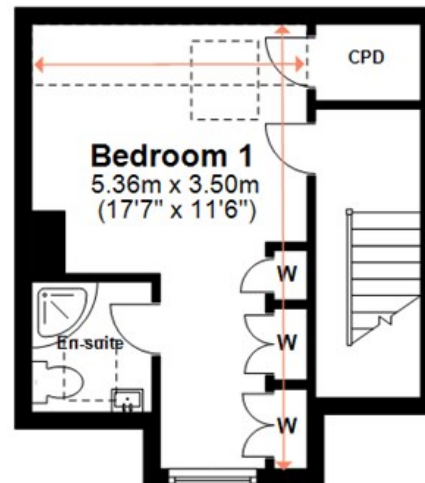


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### First Floor



### Second Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

