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32 Sunnybank, Cheddington, Leighton Buzzard, LU7 0RN



# 32 Sunnybank, Cheddington, Leighton Buzzard, LU7 0RN

## Offers In Excess Of £490,000

- EXTENDED THREE-BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC
- STUNNING OPEN-PLAN KITCHEN AND DINING ROOM WITH QUARTZ WORKTOPS
- SPACIOUS LOUNGE AND WELCOMING ENTRANCE HALL
- TOP-FLOOR MAIN BEDROOM WITH JULIETTE BALCONY AND EN-SUITE
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOCATED IN THE SOUGHT-AFTER VILLAGE OF CHEDDINGTON
- MODERN KITCHEN ISLAND AND INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS AND CONTEMPORARY FAMILY BATHROOM
- REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE WITH PATIO AREA
- INTERACTIVE VIRTUAL TOUR

Nestled in a peaceful cul-de-sac within the sought-after Buckinghamshire village of Cheddington, this beautifully extended three-bedroom family home perfectly blends modern living with countryside charm.

Step inside to a welcoming entrance hall with stairs leading to the first floor. The spacious lounge offers a comfortable retreat, while the stunning open-plan kitchen and dining area form the true heart of the home. Designed with both style and practicality in mind, the kitchen features sleek wall and base units topped with luxurious Quartz work surfaces and a matching central island. A range of integrated appliances complements the space, alongside room for additional freestanding options. Patio doors open directly onto the rear garden, creating a seamless transition between indoor and outdoor living.

The first floor comprises two generous double bedrooms and a contemporary family bathroom. From here, stairs rise to the impressive top-floor main bedroom, complete with a Juliet balcony offering picturesque countryside views. A modern en-suite shower room completes this serene private space.

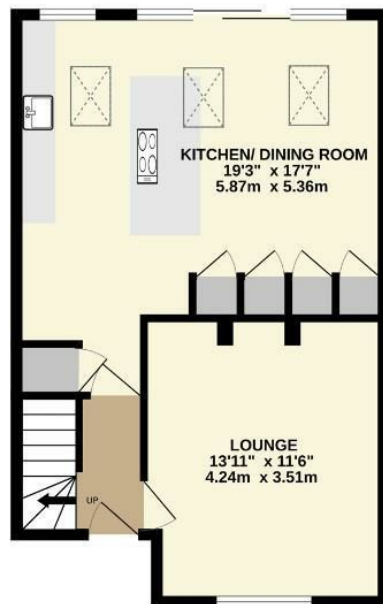
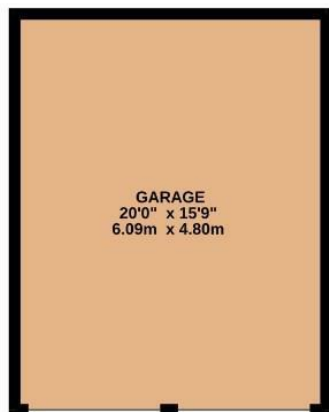
Outside, the rear garden enjoys a lovely outlook over open fields. Mostly laid to lawn, it includes a paved patio area ideal for outdoor dining and entertaining. To the front, a double garage and driveway provide ample parking.

This exceptional home offers modern comfort, scenic surroundings, and thoughtful design throughout — an ideal choice for families seeking a peaceful village setting with a touch of luxury. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

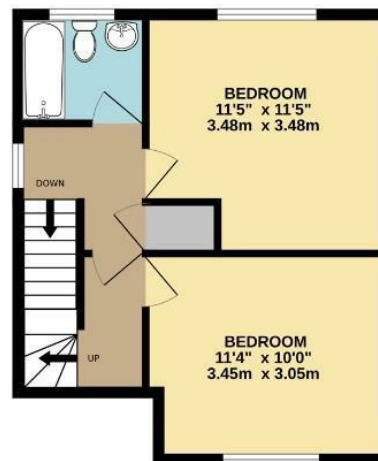
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GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 72                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |





