

Liddell Way, Leighton Buzzard, LU7 4EB

£500,000

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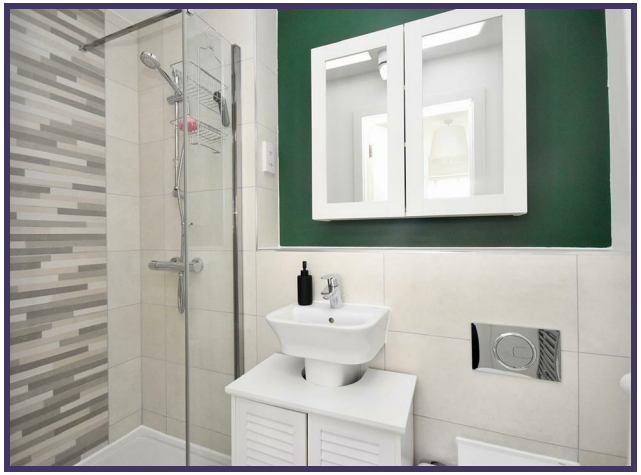
- One of Only Three Unique Detached Homes
- Impressive Detached House
- Four Bedrooms
- Three Allocated Parking Spaces
- Tucked Away in Quiet Location Overlooking Greenery
- 20Ft Double Aspect Kitchen / Dining Room
- 20Ft Double Aspect Living Room
- 20Ft Garden Office
- En-Suite & Fitted Wardrobes to Master Bedroom
- Sought After Rutherford Fields Development



This exceptional detached family home is one of only three unique designs within the highly sought-after Rutherford Fields development. Originally built in 2021, the property stands on the historic grounds of the former RAF Stanbridge site, which played a crucial role in World War II, making it a significant part of Leighton Buzzard's heritage.

Immaculately presented throughout, this home boasts a high-specification finish, allowing new owners to move in effortlessly. Situated on a generously sized garden plot with three allocated parking spaces, the property also offers spacious and well designed accommodation, including a 20ft living room and a 20ft kitchen/dining room. Additionally, a newly built 20ft garden office provides an ideal space for remote working, enhancing the home's versatility and appeal.





The property boasts spacious and well proportioned rooms throughout, with the accommodation thoughtfully laid out over two floors and a loft space perfect for additional storage. The ground floor is accessed through a central front door, leading into a welcoming entrance hallway. This space features a convenient downstairs WC and provides access to both reception areas on either side.

To the right, you'll find the spacious double aspect kitchen and dining area, designed to a high standard with a sleek, modern finish. It boasts a range of handle less wall and base units, complemented by elegant Quartz work surfaces and a matching splashback.

The kitchen is fully equipped with high-quality integrated Bosch appliances, including an eye-level electric oven and grill, a dishwasher, a washer/dryer, a fridge/freezer, and a five-ring gas hob with an extractor hood. Spanning over 20 feet in length, this impressive space offers ample room for a large dining table, making it ideal for family meals and entertaining.

To the left is a cosy and well-proportioned living room again over 20 feet in length, featuring a convenient under-stairs storage cupboard and a set of French doors that open onto the rear garden patio, creating a seamless indoor-outdoor flow.

Stairs rise up to the first floor landing which conveniently provides access into all rooms aswell as having a large airing cupboard, and access into the loft area. All of the bedrooms are particularly good sized consisting of three double sizes and one being a smaller guest or single bedroom, or alternatively could be perfectly set up to create a study or home office.

The master bedroom and one other double bedrooms have fitted sliding mirrored wardrobes. There are two bathrooms with one being en-suite to the master bedroom and both being presented in immaculate condition with three piece suites.



The property is situated on a generously sized plot in a peaceful, tucked-away location, offering views across open greenery. Secluded and private, the front is enclosed by a low level iron fence preventing any public or vehicle access. The low maintenance front garden features a neatly laid lawn, decorative planted borders, and laurel bushes, with a paved pathway leading to the front door.

The rear garden is particularly generous, primarily laid to lawn, and includes a paved patio seating area, gated side access, and a pathway extending to the far end, where a further gate provides access to the three parking spaces. Fully enclosed by timber fencing, the garden offers excellent privacy and presents potential for extensions if desired.

There are three allocated parking spaces, positioned to the rear of the garden very close to the property. There are also numerous visitor spaces close by.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band E.

More about the Location....

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

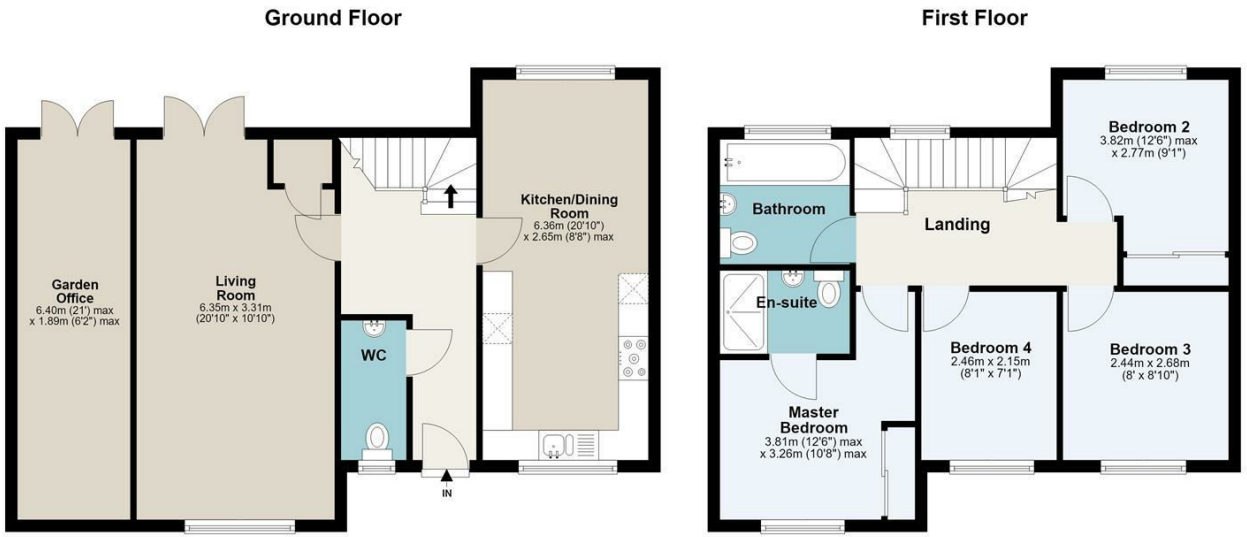
Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.







Floor Plans



Total area: approx. 116.1 sq. metres (1249.2 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions.
Plan produced using PlanUp.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/ - 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.