



Connells

Appenine Way
LEIGHTON BUZZARD



Property Description

Spacious and move-in ready, this impressive four-bedroom detached home delivers the kind of flexible family living that's increasingly hard to find.

Step inside and you're immediately greeted by a bright, welcoming lounge positioned to the front of the house, where generous natural light sets a warm, relaxed tone from the moment you arrive. The lounge flows through to a beautifully positioned rear dining room, the social heart of the home, where sliding patio doors dissolve the boundary between inside and out, opening directly onto the garden. Whether you're hosting a summer barbecue or enjoying a quiet family dinner, this space simply works.

The kitchen has been thoughtfully laid out with a handy breakfast bar, ideal for busy mornings, alongside ample appliance space and a convenient side door for easy garden access. Practical, functional, and ready to make your own.

Upstairs, four well-proportioned bedrooms offer genuine flexibility: a growing family, a home office, a guest room. The choice is yours. The principal bedroom benefits from fitted wardrobes, adding a touch of luxury and keeping everything neatly in order. A family bathroom serves the upper floor.

Outside, the rear garden is a genuine asset: a lawned space with a dedicated patio area, low-maintenance and private, with parking conveniently positioned to the rear.

Homes like this, detached, four-bedroom, with outdoor space and parking, don't stay available for long. Early viewing is highly recommended!

Entrance Hall

Under stairs storage. Carpeted flooring.

Cloakroom

Double glazed window. WC. Radiator. Wash hand basin. Carpeted flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring.

Dining Room

Sliding patio doors. Radiator. Carpeted flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. 1.5 bowl sink and drainer. Space for fridge freezer. Breakfast bar. Plumbing for washing machine. Space for freestanding gas cooker with cooker hood over. Side door to garden.

Landing

Double glazed window. Loft access (mostly boarded). Storage. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Laminate flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin in vanity unit. Radiator. Shower cubicle. Tiled walls.

Outside

Front Garden

Laid to lawn. Pathway to front door. Mature hedges to borders.

Rear Garden

Patio. Mainly laid to lawn. Mature bushes and shrubs. Wooden panelled fencing to borders. Rear access. Shed.

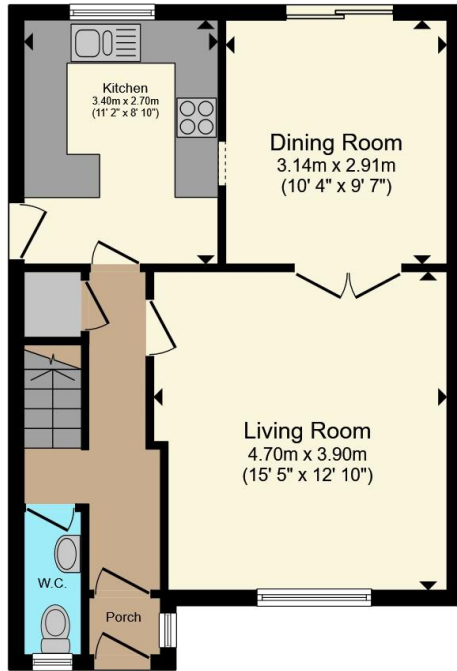
Garage

Up and over door.

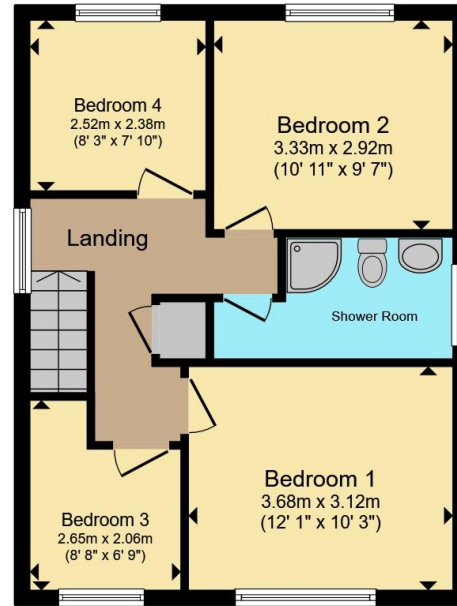




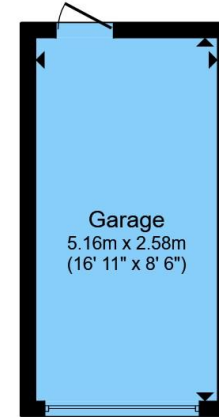




Ground Floor



First Floor



Garage

Total floor area 107.9 m² (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online [connells.co.uk/Property/LBC311560](https://www.connells.co.uk/Property/LBC311560)



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Property Ref: LBC311560 - 0005