





Property Description

We are truly delighted to offer for sale this stunning four bedroom detached family home. Benefiting from being just over four years old, the property is spacious throughout comprising of entrance hall, lounge, kitchen/diner and downstairs cloakroom. On the first floor you will find the master bedroom with en-suite, bedroom two and the family bathroom. Up on the second floor are bedrooms three and four with a jack and Jill shower room.

The property has shrubbery frontage as well as a beautifully landscaped rear garden with side access from the driveway, and an impressive garage.

Clipstone Park is a fantastic location with easy access to the A505 and M1, a stone's throw from the garden centre, walking distance to local shops and pubs as well as being walking distance to four lower, two middle and one upper school, so perfect for families with children of all ages.

Leighton Buzzard Town itself is about twenty minutes' walk away where you will find local shops, bars, restaurants and a train station with links to London Euston in as little as 30 minutes.

Entrance Hall

Cupboard. Under stairs cupboard. Radiator. Porcelain tiled flooring.

Cloakroom

Double glazed window. Wash hand basin with tiled splashback. WC. Radiator.

Lounge

Double glazed window. Radiator. Feature fire place. Carpeted flooring.

Kitchen

Dual aspect double glazed windows. Fitted kitchen with wall and base units. Radiator. Stainless steel sink and drainer. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Electric oven. Gas hob with cooker hood over. Double glazed patio doors.

1st Floor Landing

Double glazed window. Cupboard. Radiator. Carpeted flooring.

Bedroom One

3 double glazed windows. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Wash hand basin. Double shower cubicle. WC. Radiator. Shaver point. Extractor fan. Vinyl flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin with tiled splashback. WC. Extractor fan.

2nd Floor Landing

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Dual aspect double glazed window. Radiator. Carpeted flooring.

Jack And Jill Shower Room

Shower cubicle. WC. Wash hand basin. Radiator towel rail. Laminate flooring. Extractor fan

Bedroom Four

Dual aspect double glazed windows. Radiator. Carpeted flooring.

Outside

Front Garden

Mainly shingle with some shrubs with a paved pathway stepping up to front door.

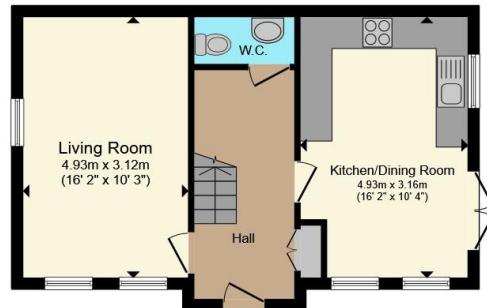
Rear Garden

Brick perimeter wall. Landscaped, mainly paved with sleeper enclosed flower beds to borders.

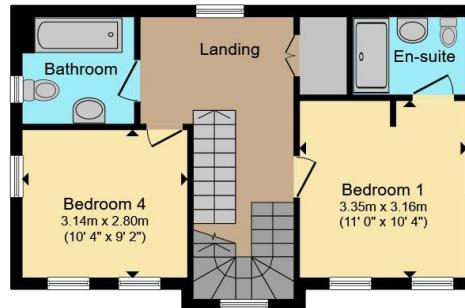




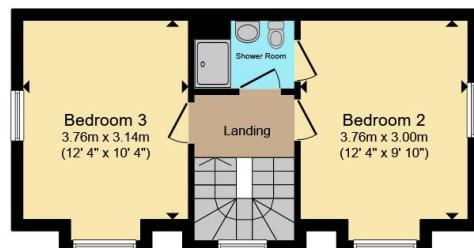




Ground Floor



First Floor



Second Floor

Total floor area 117.5 m² (1,265 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

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4 Market Square
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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