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45 Heath Court, Leighton Buzzard, LU7 3JR

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## Offers In Excess Of £900,000

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY CRAFTED HARVEY JONES KITCHEN
- IMPRESSIVE DUAL-ASPECT LOUNGE WITH FEATURE FIREPLACE
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH MULTIPLE SEATING AREAS AND MATURE PLANTING
- PRIME AND HIGHLY SOUGHT-AFTER LEIGHTON BUZZARD LOCATION
- PREMIUM MIELE APPLIANCES, AGA, SHAWS SINK AND QUOOKER TAP
- SEPARATE FAMILY/DINING ROOM WITH GARDEN ACCESS
- HORSESHOE DRIVEWAY WITH EV CHARGING POINT AND GARAGE
- INTERACTIVE VIRTUAL TOUR

Situated within one of Leighton Buzzard's most prestigious and sought-after locations, this elegant and beautifully presented four-bedroom detached family home offers an exceptional blend of luxury, character and contemporary living. Finished to an outstanding standard throughout, the property provides spacious and versatile accommodation ideally suited to modern family life.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The impressive dual-aspect lounge is flooded with natural light and features an attractive fireplace, creating a warm and inviting space for both relaxation and entertaining.

Complementing the lounge is a separate family/dining room, offering a versatile reception space with direct access to the rear garden, making it perfect for hosting family gatherings and social occasions. Benefiting from separate access doors to each area, this space also offers the potential to be divided into two distinct rooms, providing added flexibility to suit a variety of lifestyle needs.

At the heart of the home lies the stunning kitchen/breakfast room, expertly designed around a handcrafted Harvey Jones kitchen. This exceptional space is fitted with an extensive range of bespoke cabinetry and premium appliances, including integrated Miele appliances, an AGA, a Shaws ceramic sink and a Quooker boiling water tap. Combining practicality with timeless style, the kitchen provides a wonderful environment for everyday family life and entertaining alike.

Further enhancing the ground floor accommodation is a dedicated home office, ideal for remote working, alongside a convenient cloakroom.

The first-floor landing provides access to four generous double bedrooms. The main bedroom benefits from a stylish en-suite shower room, while the two front-facing bedrooms are complemented by adjoining versatile rooms that can be utilised as additional bedrooms, dressing rooms, study areas, or hobby spaces, offering exceptional flexibility to suit a range of lifestyle requirements. The remaining bedrooms are served by a beautifully appointed family bathroom fitted with a premium Villeroy & Boch suite.

Externally, the rear garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by a patio seating area and a further seating space positioned towards the rear of the garden. Mature flower beds, established shrubs and trees create a private and attractive setting that can be enjoyed throughout the seasons.

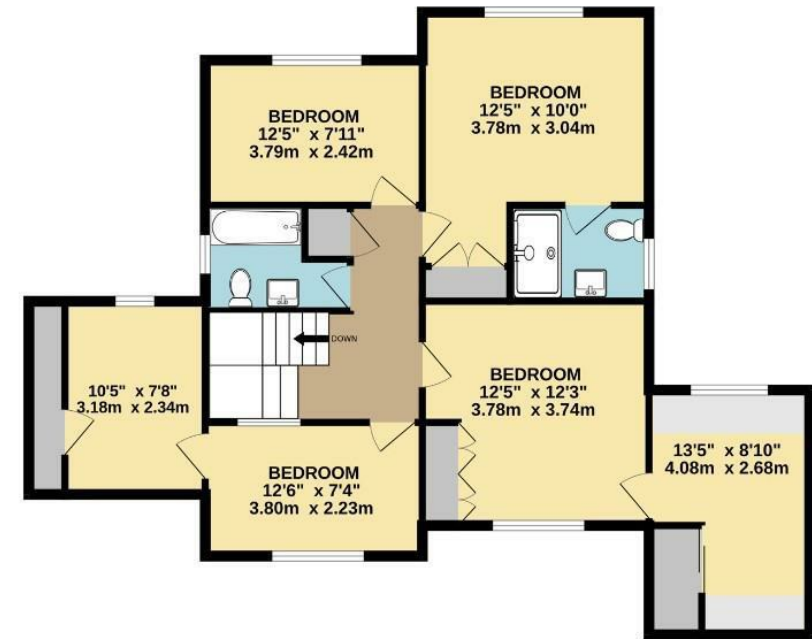
To the front, a substantial horseshoe driveway provides off-road parking for multiple vehicles and benefits from an EV charging point. The garage is equipped with power and lighting and currently incorporates a utility area housing the washing machine and tumble dryer, while still offering excellent storage potential.

Combining exceptional presentation, high-quality fixtures and fittings, generous family accommodation and a prime Leighton Buzzard location, this truly stunning home must be viewed to fully appreciate the quality, space and lifestyle opportunity on offer.

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.3 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			
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	









