

M&M Properties
SALES & LETTINGS
Est. 1986

Davy Way, Leighton Buzzard

Asking Price £725,000

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Davy Way, Leighton Buzzard



- "Nearly new" executive four bedroom detached home
- 9 years NHBC protection remaining
- Three bathrooms including two en-suites
- Large kitchen / breakfast room with sun room
- Enviable south facing position
- Stunning home bult by David Wilson Homes
- Detached double garage & driveway
- Home office to ground floor
- Landscaped rear garden
- Separate utility area from kitchen

SUBSTANTIAL FOUR BEDROOM DETACHED HOME | ONE YEAR OLD | NEW BUILD PURCHASE ALTERNATIVE | 9 YEARS NHBC REMAINING | DETACHED DOUBLE GARAGE WITH DOUBLE DRIVEWAY | UPGRADED KITCHEN APPLIANCES | SOLAR PANELS | LANDSCAPED MODERNISED GARDEN | SOUTH FACING GARDEN PLOT | THREE BATHROOMS

M&M Properties are delighted to offer for sale this substantial four bedroom detached home situated in the increasingly popular Clipstone Park development in Leighton Buzzard. The property is set back from the main road and enjoys a pleasant position overlooking green space to the front alongside homes of similar stance.

Elegantly built by David Wilson homes this property is offered in a superb “nearly new” condition being only one year old. The home offers buyers an alternative to a new build home whilst still providing all the benefits including nine years of NHBC protection remaining, solar panels to the roof, upgraded kitchen appliances, landscaped garden, outstanding energy efficiency and a “turnkey” condition.

Asking Price £725,000





Location

Set on the rural edge of Leighton Buzzard, Clipstone Park offers modern living within an attractive, growing community. The development benefits from landscaped open spaces, play areas, sports facilities and footpaths, together with local shops, schools and a new leisure centre. The town centre and railway station are also within easy reach.

Leighton Buzzard is a thriving market town with independent shops, cafés, restaurants, pubs, supermarkets and a traditional street market. It is ideal for commuters, with frequent direct trains to London Euston—the fastest taking approximately 30 minutes—while the A5, A505 and A4146 provide convenient connections to Milton Keynes, Luton, Aylesbury and the M1.

Accommodation

Upon entering this impressive home, you are welcomed by a spacious and inviting entrance hallway, complete with a useful storage cupboard and a conveniently positioned cloakroom with WC and wash basin.

To the rear of the property lies the beautifully appointed kitchen/breakfast room, thoughtfully designed with both style and practicality in mind. Finished in a contemporary style and complemented by a range of upgraded integrated appliances, the kitchen flows seamlessly into a generous breakfast and entertaining area, providing ample space for family gatherings and hosting guests. An extended family seating area further enhances this exceptional living space, with French doors allowing an abundance of natural light and providing an attractive connection to the garden.

Adjoining the kitchen is a separate utility room, offering practical laundry facilities and additional storage, together with convenient side access to the driveway and garage.
The ground floor accommodation continues with a generously proportioned living room, featuring French doors opening onto the garden, as well as a separate formal dining room with direct access to the kitchen. A further study/home office provides an ideal space for remote working and completes the superbly versatile ground floor accommodation.



An attractive open staircase with an attractive pine-topped balustrade and handrail rises to a spacious first-floor landing, where an airing cupboard provides the water tank and additional storage. The principal bedroom is an elegant and generously proportioned retreat, incorporating a dedicated dressing area with fully fitted wardrobes. This leads through to a wonderfully presented four-piece en-suite bathroom, creating a luxurious private suite feel to this room.

Bedroom two is another well-proportioned double bedroom and enjoys the benefit of its own en-suite shower room with a generous double shower. Two further double bedrooms provide excellent additional accommodation and are served by a separate stylish four-piece family bathroom across the landing. Together, the home offers an exceptional balance of space, comfort and practicality, perfectly suited to modern family living.

Exterior & Gardens

To the rear, the property enjoys a generously sized and thoughtfully landscaped garden, offering a far more established and considered finish than is typically associated with a modern development. A substantial porcelain-paved area with integrated lawns creates a smart, low-maintenance and highly practical space for outdoor dining, entertaining and relaxation. The garden has been carefully designed to provide both structure and visual appeal, with a raised tiled border positioned along the rear boundary offering an attractive planting area. Neatly positioned ornamental trees add further character and a sense of maturity to the setting, while convenient side access enhances the practicality of the space.

The front of the property is equally well presented, with a newly laid porcelain-paved pathway bordered by decorative gravel leading from the driveway to an attractive open outside entrance porch. A well-proportioned lawn provides a welcoming approach to the home, complemented by laurel hedging which creates an attractive green boundary and enhances the overall kerb appeal of the property.

Garage & Parking

The property benefits from a substantial detached double garage, fitted with two up-and-over doors and equipped with both power and lighting. Open timber eaves provide useful additional storage, making the garage equally suited to secure parking, workshop use or general household storage.

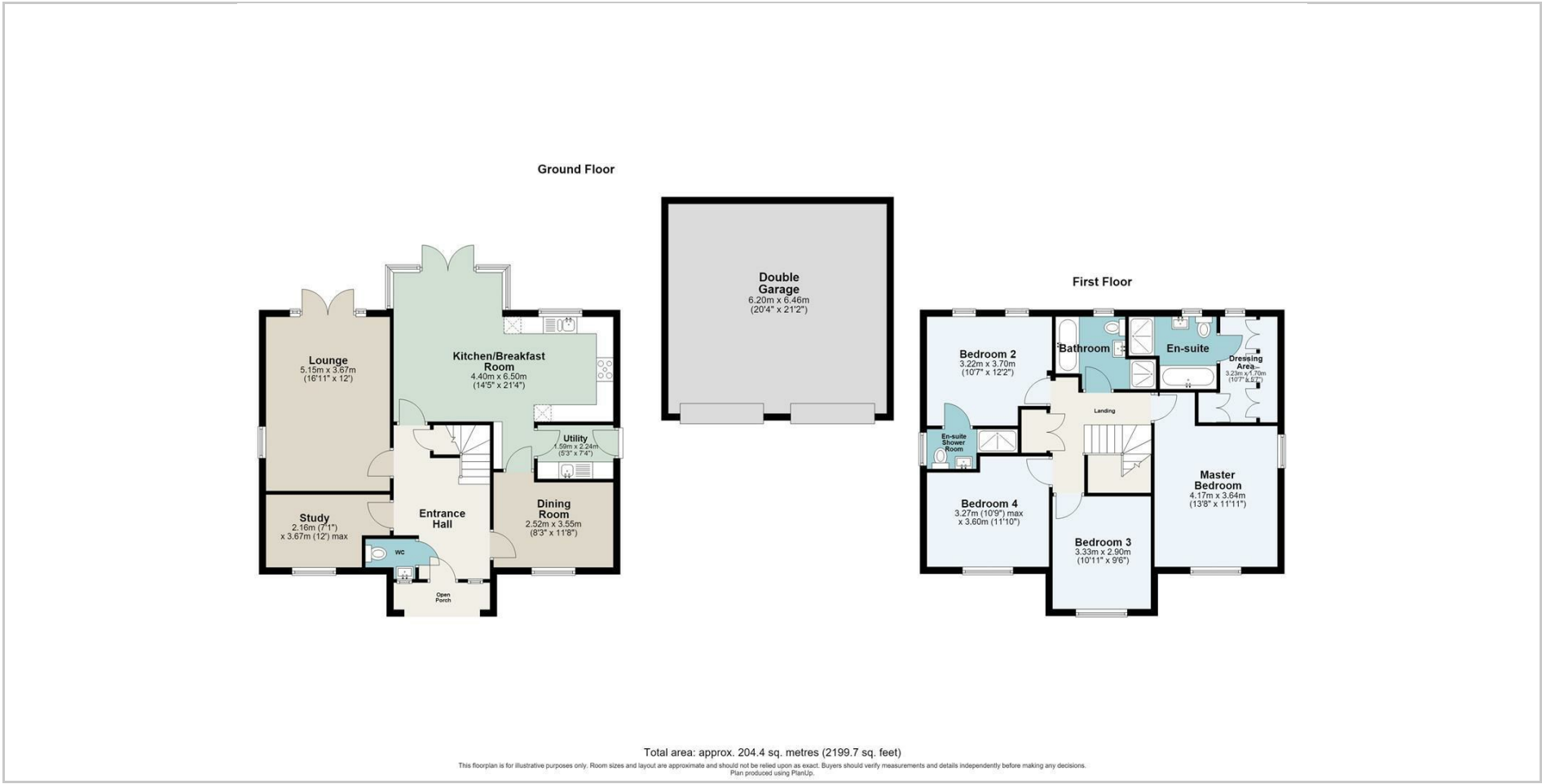
Vehicular access leads from the main road along a generous driveway to a private parking area positioned in front of the garage, providing off-road parking for up to four vehicles. An electric vehicle charging point is also conveniently installed alongside the driveway.







Floor Plans



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.