



Cotefield Drive | | Leighton Buzzard | LU7 3DT

Asking Price £595,000

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We are delighted to offer for sale this attractive four-bedroom detached home offering spacious family living with a double garage, generous driveway and a west-facing garden. You have a welcoming entrance hall, a bright kitchen/breakfast room, dining room, large living room with French doors, and a cloakroom. There are four double bedrooms and three bathrooms. In a quiet tucked away position, a viewing is highly advised.

- A four bedroom detached family home in one of Leighton Buzzards most popular locations.
- Recently refitted bathroom to a high specification.
- Off road parking for up to four cars.
- Double garage with new electric doors.
- Four bedrooms all with fitted wardrobes, rare to have two ensuite's – Three bathrooms.
- Recently landscaped West-facing rear garden with large patio for entertaining.
- Utility area in garage with plumbing for washing machine and tumble dryer.
- Positioned just off of the sought after location of Heath Road close to the golf club and national country parks for walking.

#### DRIVEWAY

This attractive detached family home has a frontage with a modern double garage with white electric roller door. The large driveway offers generous off-road parking for up to four cars. A welcoming covered porch leads to the front door. Side access on both sides of the property provides convenient access to the rear garden, adding to the home's functionality.

#### ENTRANCE HALL

Stepping through your front door, the entrance hall provides a welcoming central point to the home with direct access to all the main ground floor rooms. From here, doors lead to the kitchen/breakfast room, dining room, spacious living room and the downstairs cloakroom. There is also internal access to the double garage, making it practical for day-to-day living.

#### KITCHEN BREAKFAST ROOM

15'8" x 7'10" (4.8 x 2.4)

The kitchen and breakfast room is well laid out, offering ample storage with fitted wall and base units and plenty of worktop space for cooking. A large window brings in natural light, with room for a small dining table creating a practical breakfast area. The kitchen is fitted with a gas hob, double oven, and space for appliances. From here, a side door provides convenient access to both the rear garden and the front driveway, making it ideal for everyday use and family living.





#### DINING ROOM

12'5" x 11'1" (3.81 x 3.39)

The dining room is a bright and welcoming space, featuring a large window that overlooks the rear garden and allows plenty of natural light to flow in. The room comfortably accommodates a family-sized dining table and furniture, making it ideal for both everyday meals and entertaining.

#### LIVING ROOM

17'9" x 12'6" (5.42 x 3.82)

The living room is a spacious and inviting area, filled with natural light from French doors that open directly onto the rear garden terrace. A feature fireplace with a brick surround provides a focal point to the room. There is ample space for family seating, and double doors connect the living room to the dining room, making it ideal for both everyday relaxation and entertaining.

#### CLOAKROOM

There is also a convenient downstairs cloakroom which has been refitted with a toilet and wash basin. There is a frosted window to the side.

#### DOUBLE GARAGE

18'11" x 16'9" (5.77 x 5.11)

The large double garage can be accessed from the hallway. It has newly fitted electric doors, and also features a useful utility area with plumbing for a washing machine and tumble dryer.

#### GARDEN

The west-facing rear garden is a wonderful sociable space. It has been recently landscaped and features a large, paved patio area directly outside the living room, ideal for outdoor dining and entertaining. Steps lead up to a raised lawn, bordered by fencing for privacy, and there is also a garden shed providing useful storage. The layout creates a practical and attractive outdoor space that can be enjoyed by the whole family.

#### PRINCIPAL BEDROOM

13'11" x 12'9" (4.26 x 3.89)

The main bedroom is a generous double with a large window overlooking the rear garden, creating a bright and airy feel. It benefits from extensive built-in wardrobes along one wall, offering excellent storage, as well as space for additional furniture.

#### EN-SUITE

The room is complemented by an en-suite bathroom, fitted with a bath and shower over, wash basin and WC, providing convenience and privacy.

#### BEDROOM TWO

14'10" x 10'6" (4.53 x 3.22)

Bedroom two is a well-proportioned double room with a large front-facing window, filling the space with natural light. It is fitted with extensive built-in wardrobes and overhead storage, as well as a dressing area with drawers and desk space.

#### EN-SUITE

The room benefits from its own en-suite shower room, complete with shower cubicle, wash basin with vanity unit, and WC, providing comfort and privacy.

#### BEDROOM THREE

12'9" x 12'4" (3.91 x 3.77)

Bedroom three is another good-sized double, with a large rear-facing window that brings in plenty of natural light and offers views over the garden. The room also includes fitted wardrobes, providing useful storage while still allowing ample floor space for additional furniture.

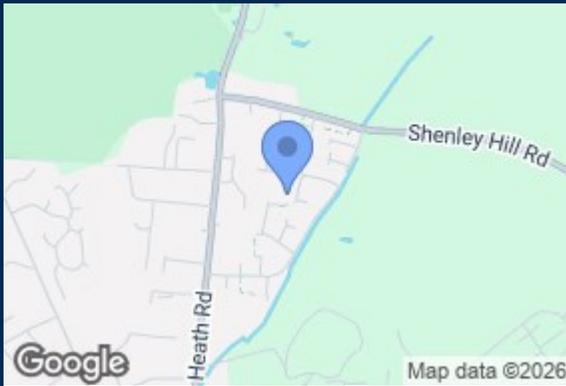
#### BEDROOM FOUR

9'6" x 8'9" (2.91 x 2.68)

Bedroom four is another comfortable room with a front-facing window, making it bright and welcoming.

#### FAMILY BATHROOM

The newly fitted family bathroom is stylish and modern, finished to a high standard with contemporary tiling and sleek fittings. It features a curved glass shower enclosure, a vanity unit with wash basin, WC, and a bidet, along with a heated towel rail. A front-facing frosted window provides natural light while maintaining privacy.



Approximate Gross Internal Area  
 Ground Floor = 93.4 sq m / 1,005 sq ft  
 First Floor = 77.0 sq m / 829 sq ft  
 Total = 170.4 sq m / 1,834 sq ft  
 (Including Double Garage)



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		80	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
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