

Raven Way

Leighton Buzzard, LU7 4BU

Offers In Excess Of £550,000

4 | 2 | 2 | C

QUARTERS
YOUR NEXT MOVE

Raven Way

Leighton Buzzard, LU7 4BU

We are delighted to offer for sale this exceptional four bedroom detached Framlingham design family home, built by Taylor Wimpey in 2012 and rarely available to the open market. Beautifully presented throughout and significantly enhanced by the current owners, this impressive home offers spacious accommodation comprising: Entrance hall, lounge, dining room, refitted kitchen/breakfast room, cloakroom/WC, four generous bedrooms (en-suite to master) and a family bathroom. Additional benefits include a detached double garage, double width driveway and a beautifully landscaped rear garden designed for year-round enjoyment. Viewing is highly recommended.

Location:
The highly desirable location of Raven Way lies on the outskirts of the picturesque Astral Lake, in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:
A welcoming entrance hall immediately sets the tone for the quality found throughout the home, featuring an attractive tiled floor and providing access to the principal accommodation. Stairs rise to the first floor with a useful built-in storage cupboard beneath, whilst doors lead to the lounge, dining room, kitchen/breakfast room and cloakroom/WC. The lounge is a beautifully proportioned reception room, finished with attractive wood-effect flooring and offering generous space for a wide variety of living room furniture. Double glazed French doors open directly onto the rear patio, allowing natural light to flood the room whilst creating a seamless connection between the indoor and outdoor living spaces. Positioned to the front of the property, the dining room is another generous reception room, also laid with wood-effect flooring, and comfortably accommodates a family-sized dining table. Equally suited to formal dining or everyday family meals, it provides valuable additional living space. Undoubtedly the heart of the home is the stunning refitted kitchen/breakfast room. Beautifully appointed with a contemporary Wren kitchen featuring premium Quartz work surfaces, the room combines style with practicality. Integrated appliances include a dishwasher, washing machine, oven and induction hob with extractor hood above, whilst space is provided for a freestanding fridge/freezer. There is ample room for a breakfast or dining table, creating a sociable family space, whilst French doors open directly onto the patio, making outdoor entertaining effortless. Completing the ground floor is a cloakroom/WC, fitted with a contemporary two-piece suite.

























First Floor:
The first floor landing provides access to four generously proportioned bedrooms and the family bathroom, making this an ideal home for growing families. The master bedroom is an impressive dual aspect room enjoying excellent natural light and benefitting from fitted wardrobes extending across one wall. A stylish en-suite shower room provides additional convenience and privacy. Bedrooms two and three are both excellent double rooms, each enjoying dual aspect windows that enhance the bright and airy feel of the accommodation. Bedroom four is a particularly generous fourth bedroom and benefits from a built-in wardrobe, making it ideal as a child's bedroom, guest room or home office. All four bedrooms are finished with attractive wood-effect flooring, providing a contemporary and cohesive finish throughout the first floor. The family bathroom is fitted with a modern four-piece suite comprising a low level WC, pedestal wash hand basin, panelled bath and separate shower cubicle. Contemporary tiling to both the walls and floor completes the room beautifully.

Outside:
To the front of the property, a pathway leads to the entrance door, bordered by attractive artificial lawns that create a smart, low-maintenance approach. The rear garden has been thoughtfully landscaped to provide a superb outdoor environment requiring minimal upkeep whilst offering excellent spaces for both relaxation and entertaining. A generous paved patio extends across the rear of the property, creating a seamless continuation of the living accommodation from both the lounge and kitchen/breakfast room. Centrally positioned within the garden is an attractive contemporary feature pond, surrounded by artificial lawn, whilst a second, more secluded patio provides a peaceful retreat to enjoy throughout the warmer months. Outside lighting enhances the space into the evening, making the garden equally enjoyable after sunset. A courtesy door provides direct access to the double garage, whilst a gate leads to the driveway.

Garage:
The detached double garage is accessed via two up-and-over doors and benefits from both power and lighting, providing excellent secure parking, storage or workshop space. A double width driveway positioned in front of the garage offers ample off-road parking for multiple vehicles.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1952 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk