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19 Grebe Drive, Leighton Buzzard, LU7 4BG

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£460,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY EXTENDED ACCOMMODATION ARRANGED OVER THREE FLOORS
- SPACIOUS MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- REFITTED CLOAKROOM AND FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- HIGHLY SOUGHT-AFTER SANDHILLS LOCATION CLOSE TO ASTRAL LAKE
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- RECENTLY RENOVATED AND PROFESSIONALLY UPDATED THROUGHOUT
- VERSATILE POWERED WORKSHOP / HOME OFFICE WITH GARAGE ACCESS
- INTERACTIVE VIRTUAL TOUR

Situated within the highly sought-after Sandhills development, close to Astral Lake, this impressive four-bedroom semi-detached home has been recently renovated and significantly improved, offering a superb combination of contemporary style, generous proportions and versatile accommodation arranged across three thoughtfully designed floors.

The current owners have undertaken an extensive programme of improvements throughout the property, including the complete renovation of the ground-floor cloakroom and first-floor family bathroom, the latter incorporating a new high-quality bathtub. Further enhancements include hard flooring to the principal bedroom and first-floor study/bedroom, new stair and landing runners, new carpeting to the first-floor bedrooms and professional redecoration throughout much of the home, creating a stylish and move-in-ready family property.

The property opens into a welcoming entrance hall, where glazed double doors lead through to the superb open-plan kitchen, dining and family room – undoubtedly the heart of the home. Designed perfectly for modern family life and entertaining, the contemporary kitchen features a comprehensive range of sleek floor and wall-mounted cabinetry, generous work surfaces and an array of integrated appliances.

The adjoining dining area flows seamlessly into the extended living space, where a skylight and wide sliding patio doors flood the room with natural light while creating an effortless connection with the rear garden. From the kitchen, there is also access to the side of the property and a useful covered lean-to, providing excellent additional storage or potential pantry space. The newly renovated ground-floor cloakroom completes the accommodation on this level.

The first floor provides three well-proportioned bedrooms, including two generous doubles, together with the recently renovated three-piece family bathroom, finished to a high standard and featuring a new quality bathtub. The bedrooms have also benefited from new carpeting, while hard flooring has been installed within the study/bedroom. New runners to the staircase and landing further enhance the presentation of this level.

A further staircase rises to the impressive principal bedroom suite occupying the entire top floor. Offering a wonderful sense of privacy, the principal bedroom is a spacious retreat complete with newly installed hard flooring, fitted wardrobe storage and its own contemporary en-suite shower room.

Outside, the landscaped rear garden has been designed for both relaxation and practicality, with a generous lawn and paved patio providing the perfect setting for outdoor dining and entertaining. Gated rear access leads conveniently to the driveway.

A particularly valuable feature is the substantial workshop/home office, currently used as a gym, complete with power and lighting and offering excellent versatility as a workspace, studio, gym or hobby room. Double doors provide direct access into the adjoining garage, while the driveway offers off-road parking.

Combining recent renovations, stylish interiors, flexible living space and an enviable position within one of Leighton Buzzard's most popular residential developments, this impressive family home offers an excellent opportunity for buyers seeking a property that has already benefited from considerable investment and improvement. Viewing is highly recommended to fully appreciate the quality and versatility of the accommodation on offer.

Location

Leighton Buzzard is a thriving Bedfordshire market town combining excellent commuter connections with a wide range of everyday amenities, schooling and access to open countryside.

The bustling town centre offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, while nearby parks, canals and countryside provide plenty of opportunities for walking and outdoor pursuits.

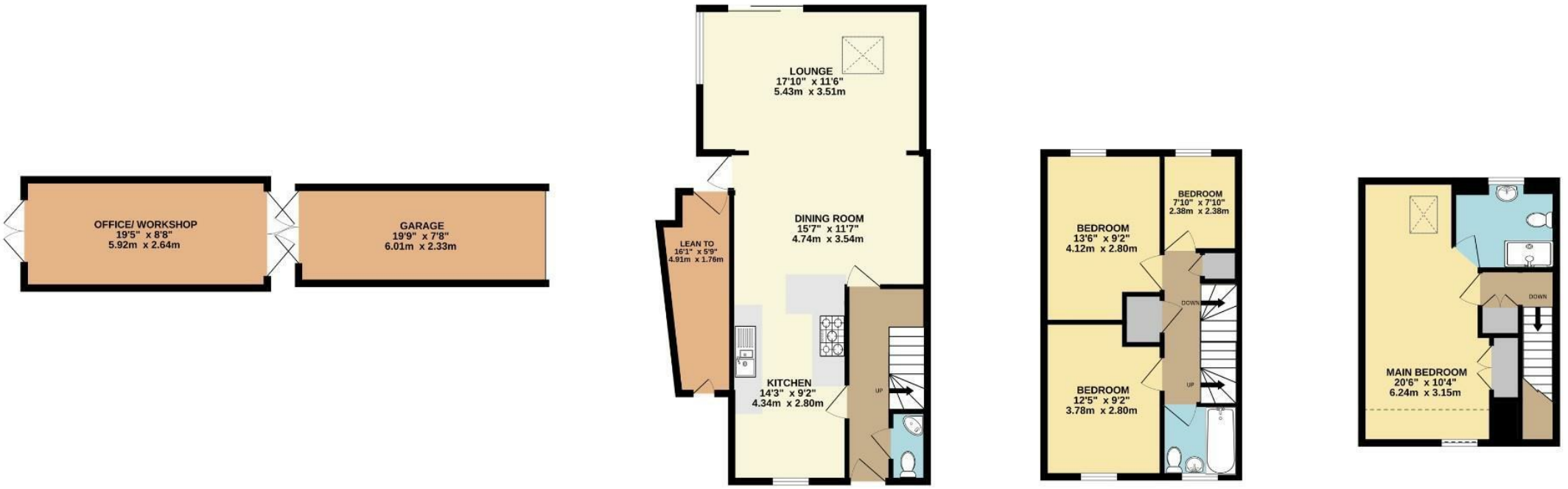
For commuters, Leighton Buzzard railway station provides direct services into London Euston, making the town an increasingly popular choice for buyers seeking excellent connectivity alongside a more relaxed lifestyle. The property is also ideally positioned for enjoying the attractive surroundings of Astral Lake and the wider Sandhills development.

OUTBUILDINGS
319 sq.ft. (29.6 sq.m.) approx.

GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.7 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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