



Kemsley Drive

Leighton Buzzard, LU7 3HE

Price **£385,000**



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom end of terrace family home, built in 2020 by the well regarded Redrow Homes and pleasantly situated within a small cul-de-sac on this ever popular modern development. Enjoying a more secluded setting than many properties nearby, this home offers stylish and well balanced accommodation ideal for modern family living. Further benefits include Amtico flooring throughout the ground floor, two allocated parking spaces and an upgraded landscaped rear garden.

Location:

Forming part of this highly sought-after modern development, the property benefits from convenient access to local shops, schooling and green open spaces. Leighton Buzzard town centre and mainline train station are within easy reach, providing direct rail links to London Euston, while the A5 and M1 are also readily accessible for commuters. Its position within a smaller cul-de-sac creates a quieter, more private feel, making it particularly appealing for families and those seeking a tucked away setting.

Ground Floor:

A composite front door opens into the entrance hall, where Amtico flooring flows seamlessly throughout the entire ground floor, creating a smart and cohesive finish. From here there is access to the cloakroom/WC and a door leading into the lounge. The 16ft lounge is a well proportioned and comfortable reception room with ample space for a variety of furniture arrangements. Stairs rise to the first floor with a useful built-in storage cupboard beneath, and a door leads through to the kitchen/dining room. Spanning the full width of the property, the kitchen/dining room is a real highlight of the home. Fitted with a modern range of wall and base level units, it includes integrated appliances comprising dishwasher, washing machine, fridge freezer, double oven and gas hob with extractor hood over. The dining area provides generous space for a family sized table, ideal for both everyday living and entertaining. Double glazed French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor spaces.





First Floor:

The landing provides access to all three bedrooms, the family bathroom, loft space and a built-in airing cupboard. The master bedroom sits to the rear and is a well proportioned double room benefiting from built-in wardrobes and a modern ensuite shower room. Bedrooms two and three are both generous rooms positioned to the front aspect, offering flexibility for use as additional bedrooms, guest accommodation or a home office, with the third bedroom also featuring fitted with quality 'Sharps' wardrobes to one wall. The family bathroom is fitted with a contemporary three piece suite comprising low level WC, wash hand basin and panel bath with shower over, complemented by tiling to water sensitive areas.

Outside:

To the front of the property there are two allocated parking spaces, a neat lawn area, along with gated side access through to the rear garden. The rear garden features an upgraded and generous paved patio area immediately off the kitchen/dining room - ideal for outdoor dining - with the remainder laid mainly to lawn, creating a pleasant and manageable outdoor space. There is space to the side of the property where a timber storage shed is tucked away.

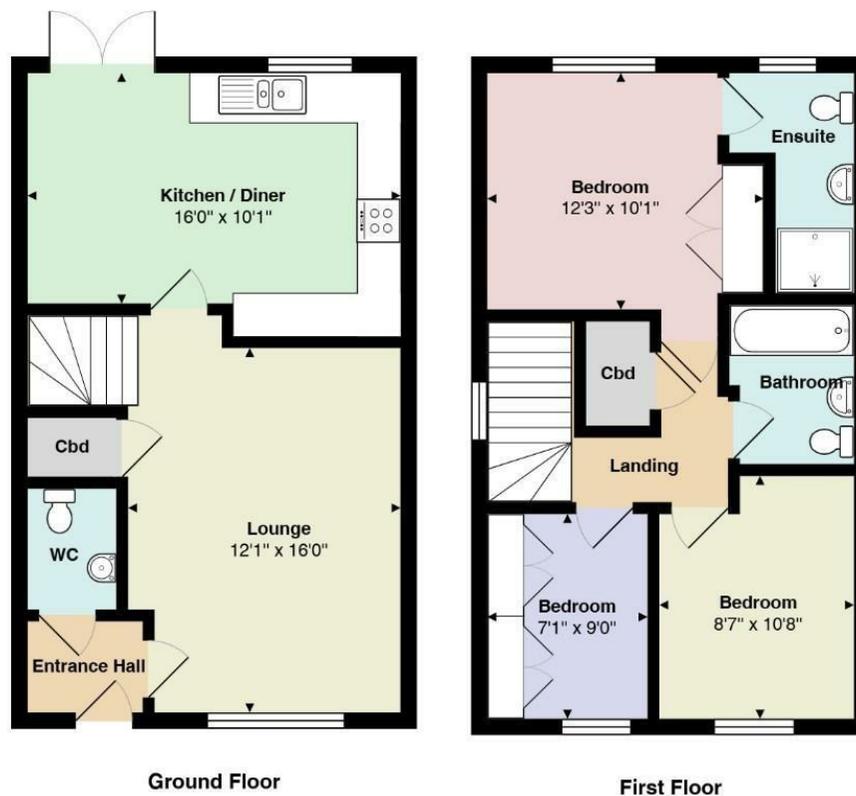
Agents Note:

The vendors advise that there is an annual charge on the Leestone Park development of approximately £122 p.a.



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 purchaser's 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: 925 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.

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