Mendel Row

Leighton Buzzard, LU7 3RX

Guide Price £550,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this modern and spacious four-bedroom detached family home, ideally positioned within the highly sought-after Clipstone Park development. Built by Barratt Homes and completed in the final quarter of 2023, this impressive property offers spacious, well-balanced accommodation throughout and is offered to the market with the reassurance of the remaining new-build warranty.

Location:
Clipstone Park is a popular and well-connected development, ideally positioned for access to local amenities, schooling and transport links. Highly regarded schools including Mary Bassett Lower School and Leighton Middle School are within walking distance, while Leighton Buzzard town centre and mainline railway station offer direct services into London Euston. Nearby amenities include Waitrose, Tesco and Morrisons, along with a selection of cafes, restaurants and public houses, all contributing to the strong community feel of the area.

Ground Floor:
The property is entered via a welcoming and spacious entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor rooms. The dual-aspect living room is filled with natural light and enjoys French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. A second reception room offers excellent flexibility, currently ideal as a formal dining room but equally well suited to a snug or playroom. The kitchen/breakfast room is also dual-aspect and finished to a contemporary standard, featuring a range of fitted units with integrated appliances and ample space for a breakfast table. French doors provide further access to the garden, enhancing the sense of light and flow throughout the ground floor. Complementing the kitchen is a separate utility room, along with a convenient cloakroom and a dedicated home office, ideal for modern working-from-home requirements.

First Floor:
To the first floor is a spacious and well-planned landing which benefits from two built-in storage cupboards, providing excellent practicality for family living, along with access to the loft. Doors lead to four genuine double bedrooms, making this an ideal layout for growing families or those requiring flexible guest or home-working space. The principal bedroom is a comfortable and well-proportioned room, further enhanced by a modern en-suite shower room. The remaining three double bedrooms are all of excellent size, offering versatility for children, guests, or additional office space, and are served by a stylish family bathroom fitted with a contemporary four-piece suite. This level has been thoughtfully designed to maximise both space and storage, ensuring it functions exceptionally well for day-to-day family life.

Outside:
Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn, providing a private and low-maintenance outdoor space. A gated side access leads to the driveway and single garage, offering 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: 1462 ft² (excluding garage)

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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