



Nelson Road
Leighton Buzzard, LU7 3EE

Offers In Excess Of £375,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this extended four bedroom family home, located in a popular residential area within walking distance of sought after schooling, local shops and amenities. The property has been improved by the current owners and offers generous accommodation comprising: Entrance hallway, lounge, refitted kitchen/breakfast room, dining/family room, utility/WC, four generous bedrooms and a refitted family bathroom. Additional benefits include: gas heating, double glazing, detached garage, parking for plenty of cars and a southerly facing landscaped rear garden. Viewing is highly recommended to appreciate this excellent family home.

Location:

Nelson Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The town centre provides a range of shops, restaurants and bars, as well as the regular market. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Ground Floor:

Enter via a composite front door into the spacious and welcoming hallway. There are doors to the lounge and kitchen/breakfast room plus stairs leading to the first floor with a built-in storage cupboard under. The lounge faces the front aspect and provides plenty of space for a variety of furniture. The impressive kitchen/breakfast room is larger than usual, boasting an abundance of storage and work space. The kitchen has been refitted with a modern range of wall and base level units with a variety of integrated appliances including a dishwasher, washing machine, undercounter fridge under-counter freezer, additional fridge freezer, double oven and induction hob with hood over. There is a breakfast counter with space for four and well positioned to enjoy views through to the garden. The room is open to the dining/family room which is bright and airy and connects seamlessly to the rear garden via double glazed French doors. Tucked to one corner is a play area, which would also be well put to use as a study area. The vendors have incorporated air conditioning and a heat recovery system to ensure the heart of the home is comfortable throughout the year. There is a lobby off the kitchen which provides access to the side as well as the utility/WC, which is fitted with a low level WC and wash hand basin, plus there is work space and plumbing for a washing machine.





First Floor:

The first floor landing provides access to the bedrooms and family bathroom, plus there is access to the loft space. A window to the side aspect introduces natural light. The master bedroom faces the front aspect and is a generous double room with plenty of space to accommodate furniture to suit all needs. There are three further well proportioned bedrooms, one faces the front aspect and two to the rear. The excellent sizes ensure this makes an excellent choice for families of all ages. The family bathroom has been refitted with a fashionable modern suite comprising of a low level WC, twin vanity wash hand basins and panel bath with shower over, finished nicely with complimentary tiling to floor and walls.

Outside:

To the front of the property is generous block paved driveway to provide ample parking for numerous cars. There is access to the side for a vehicle, leading to the detached garage, with a further parking space to the front and gated access to the garden. The southerly facing rear garden enjoys an abundance of sunlight throughout the day, and has been thoughtfully landscaped to provide a pleasant setting. There is a paved patio to the rear of the property suitable for entertaining, and a further patio in a secluded position to the back of the garage. The remainder is laid mainly to lawn and enclosed by panel fencing.

Garage:

The garage is accessed via an automatic door, with the extra width ensuring that a family car can be parked comfortably. There is power and lighting plus a courtesy door to the rear garden.

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: 1528 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.