



Orion Way

Leighton Buzzard, LU7 3XJ

Offers In Excess Of £450,000



 **QUARTERS**
YOUR NEXT MOVE

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Offered for sale is this extended semi-detached family home, situated in this sought after road on the ever popular planets development, within walking distance of well regarded local schools and amenities. The property has been extended in 2021 and is presented to the market in excellent order throughout, with spacious accommodation comprising: Entrance hall, lounge, stunning refitted kitchen/dining room/ family room, separate dining room, cloakroom/ WC, three generous first floor bedrooms with a dressing room or potential fourth bedroom off the master, ensuite, family bathroom. Additional benefits include double glazing, gas central heating, Quooker tap, water softener, solar panels, landscaped rear garden and driveway parking for three cars. Viewing is highly recommended.

Location:

Orion Way is a quiet cul-de-sac in the heart of the Planets area of Leighton Buzzard, which is a long-standing popular area with a variety of family homes, green spaces, popular schooling and local amenities. The historic market town centre is within walking distance with a range of shops and restaurants among it's many attractions. 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. 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:

The property is entered via a welcoming hallway, from which the ground floor accommodation is accessed and the stairs provide access to the first floor. The lounge provides a generous reception room with a noticeable cosy feel, offering flexibility for a variety of furniture arrangements, there is access through to the kitchen/diner/family room. The dining room which was the garage previously is a great space for entertaining, there is a cupboard which controls the solar panels. To the rear, the kitchen/breakfast/family room forms an impressive hub to the home, there is great views of the rear garden, with ample space for both cooking and relaxed family living, and views out over the rear garden. The kitchen has integrated white goods and a breakfast bar which is perfect for a quick bite to eat.

First Floor:

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is particularly generous, benefiting from its own dressing room and ensuite, creating a private and self-contained feel. There is an abundance of light which flows through thanks to the dual aspect windows. The dressing room is the former third bedroom and can easily be reinstated with minimal work to make a good sized fourth bedroom. Two further bright and airy double bedrooms are served by the family shower room, there is ample space for a range of furniture to suit all needs. The family shower room comprises of a low level WC, vanity hand wash basin and shower.

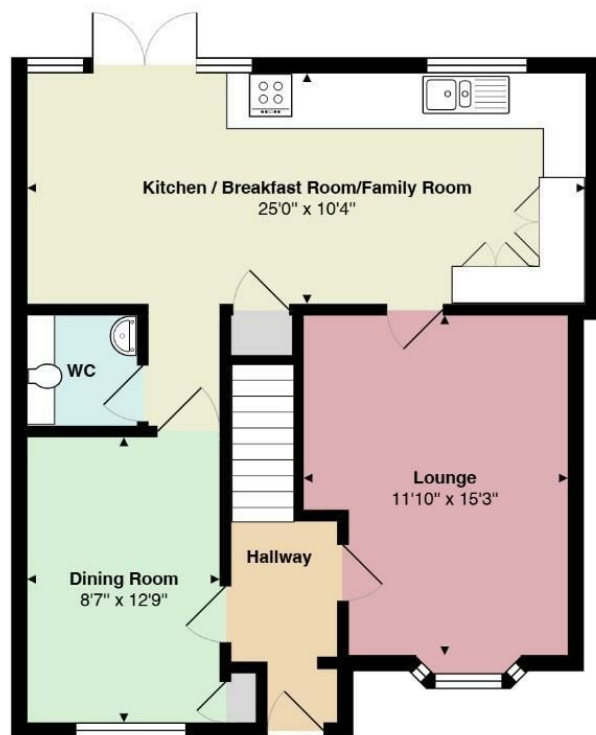
Outside

To the front, the property benefits from a driveway providing off-road parking. To the rear, a private garden offers a pleasant outdoor space, well suited to relaxing and entertaining.



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: 1324 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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