



Phoenix Close, Leighton Buzzard

£550,000





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- Four double bedroom detached home
- Overlooking greenery & Clipstone Brook
- Contemporary re-fitted family bathroom
- Integral garage ideal for conversion
- Landscaped rear garden with seating terrace
- Cul-de-sac location of similar homes
- En-suite to main bedroom
- Driveway parking
- Popular family location
- Separate dining room & conservatory

FOUR BEDROOM FAMILY HOME | EXCELLENTLY PRESENTED THROUGHOUT | ENSUITE TO MASTER BEDROOM | POPULAR PLANETS ESTATE LOCATION | PARKING FOR MULTIPLE CARS | SEPARATE DINING ROOM & CONSERVATORY | INTEGRAL GARAGE | PLEASANT POSITION OVERLOOKING GREENERY

M & M Properties are delighted to offer to market this excellently presented four bedroom detached family home located within one of the most sought after roads on the popular 'Planets Estate' in Leighton Buzzard.

Phoenix Close offers everything a family could desire including close proximity to the town centre, schooling for all ages, children's parks, shop and public house as well and offering a position overlooking greenery to the rear offering a sense of privacy.

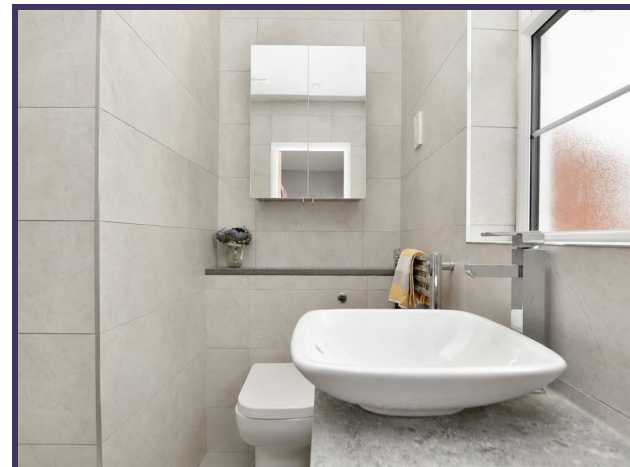
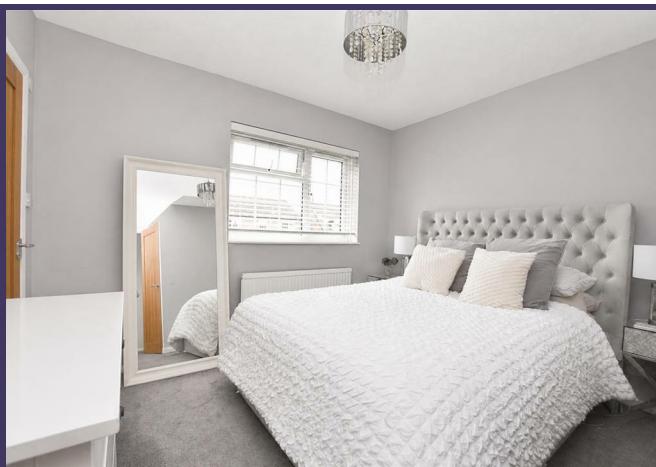


Phoenix Close is a highly sought-after cul-de-sac and rarely available residential setting within Leighton Buzzard, comprising an attractive collection of detached homes positioned in a pleasantly staggered arrangement. The layout of the road provides a greater sense of space and individuality, with properties enjoying a more established and private feel than is often found on modern developments.

Homes within Phoenix Close seldom come to the market, making opportunities to purchase here particularly desirable. The setting combines a peaceful residential atmosphere with convenient access to the wider amenities of Leighton Buzzard, including local schools, shopping facilities, leisure amenities and transport links. The location of the house is a very popular family area that offers children's parks, Tesco Express and The Clay Pipe public house. The home offers a sense of privacy overlooking a small green and trees lining the Clipstone Brook waterway.

The property is entered via a welcoming entrance hall, which provides access to the ground-floor accommodation and an attractively re-fitted downstairs cloakroom with toilet and basin. The separate living room is a comfortable and stylish space, enhanced by a contemporary media wall. Double doors open through to the dining room, creating an excellent flow for both everyday living and entertaining.

Beyond the dining area is a spacious conservatory, offering plenty of room for hosting, relaxing or accommodating larger gatherings, with access and views towards the rear garden. The modern kitchen with fitted appliances is well arranged and benefits from direct access to the garden, while internal access to the garage provides additional everyday convenience.





The first floor is arranged around a central landing, with a useful built-in storage cupboard and loft access. There are four well-proportioned double bedrooms, offering excellent flexibility for families, guests or home-working requirements. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern and contemporary family bathroom continuing the theme of high quality sanitary wear.

The property presents as an attractive detached family home with a traditional red-brick exterior, complemented by a covered entrance porch and integral garage. To the front, a generous block-paved driveway provides ample off-road parking, while a small lawned area softens the approach and adds to the home's kerb appeal.

To the rear is an enclosed garden offering a good degree of privacy, with timber fencing to the boundaries and a combination of lawn, established planting and decorative borders. A paved terrace sits immediately outside the property, providing an ideal space for outdoor dining and entertaining.

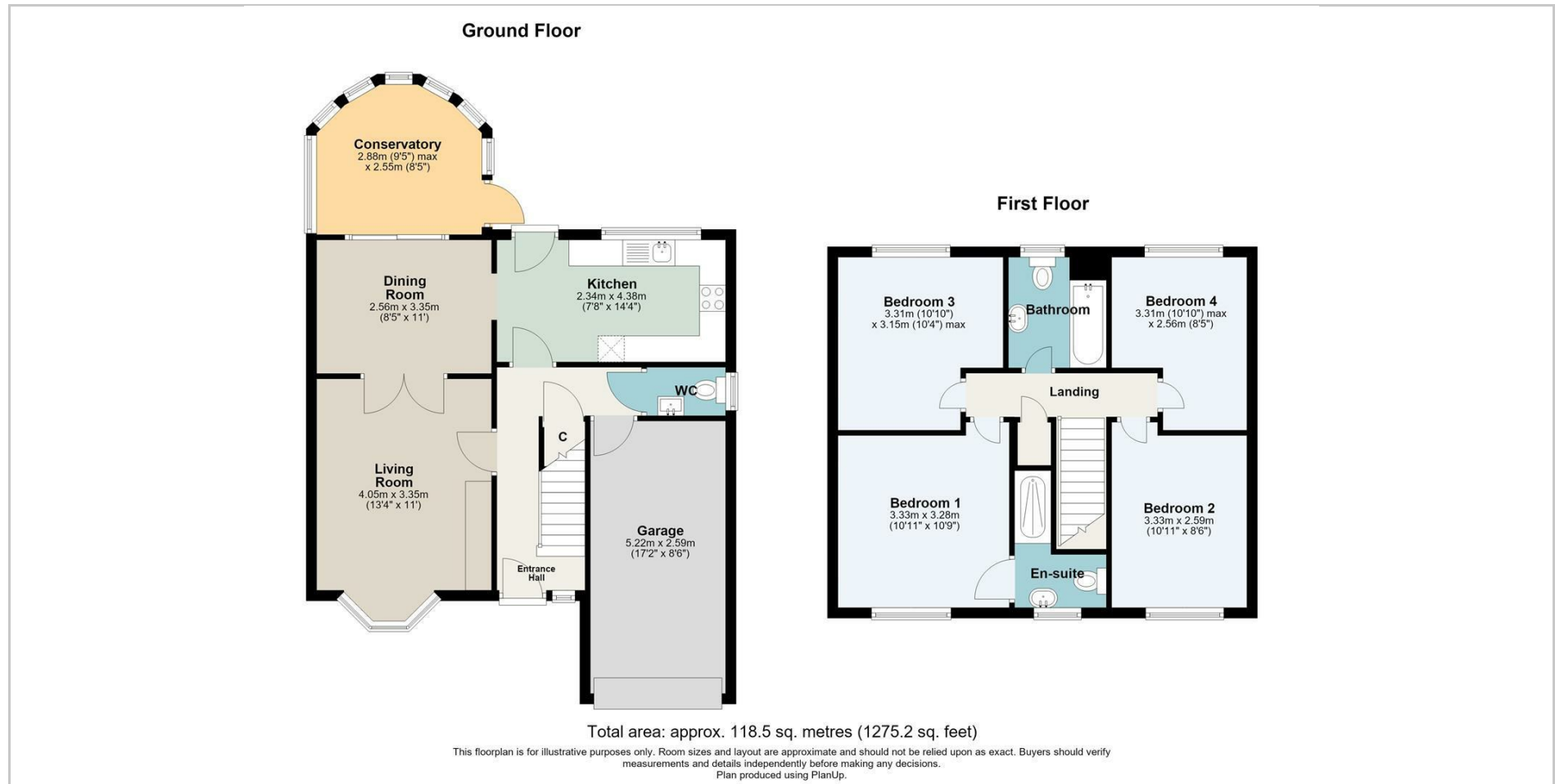
Further into the garden is an additional decked seating area beneath a substantial pergola, creating a defined space for relaxing or hosting during the warmer months. Mature shrubs and planting around the perimeter add interest and greenery, while the overall layout offers a practical balance of lawn and entertaining space.

The property has an integral garage that lends itself perfectly to conversion subject to the relevant approvals for use as an additional residential room or simply for use as storage. The property has ample parking to the front driveway and the front lawn could also be adapted for additional parking should it be required.





Floor Plans



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.