



Connells

Kemsley Drive
Leighton Buzzard



Property Description

Built by Redrow in 2019 to their popular 'Warwick' design on the highly sort after Leestone Park development. Situated just off the prestigious Heath Road, and within walking distance of the historic market town centre. The development benefits from a local convenience store and takeaway food shop, green spaces and nearby access to a range of scenic walks including Rushmere Country Park, the Grand Union Canal and many others.

Upon entering, you are welcomed by a spacious entrance hall, with a generous lounge situated to the left—ideal for relaxing or entertaining. To the right, a convenient downstairs WC adds practicality for everyday living.

To the rear of the home lies the true heart of the property: a stunning, modern kitchen/dining area complete with a central island. Finished to an exceptional standard, this space is perfect for both family life and social gatherings, with direct access to the rear garden.

both feature built-in wardrobes. A modern family bathroom serves the remaining accommodation.

Externally, the property further benefits from driveway parking and a garage, completing this superb offering.



The landscaped garden has been thoughtfully designed to create a sleek, low-maintenance outdoor space, offering a perfect extension of the home for entertaining or unwinding.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a stylish en-suite shower room, while this and the additional double bedroom

Entrance Hall

Under stairs storage. Radiator. Laminate flooring.

Cloakroom

Double glazed window. WC. Wash hand basin. Laminate flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring.

Kitchen/ Diner

Double glazed patio doors. Fitted kitchen with wall and base units. 1 bowl sink and drainer. Integrated double oven. Induction hob with cookerhood over. Plumbing for washing machine. Integrated dishwasher. Radiator. Integrated fridge freezer. Island. Laminate flooring.

Landing

Loft access. Radiator. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. TV point. Built in wardrobe. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window with shutters. Hand wash basin in vanity unit. Heated towel rail radiator. Shower cubicle. WC. Laminate flooring.

Bedroom Two

Double glazed window with shutters. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window with shutters. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unit. Laminate flooring.

Outside

Front Garden

Laid to lawn. Hedges to borders. Driveway to side with access to garage.

Rear Garden

Southerly facing. Laid to lawn. Patio area. Flowerbeds. Brick wall and panelled fencing to borders. Courtesy door to garage. Outside plumbing. Fruit trees. Veg patch. Outside power.

Garage

courtesy door to garden. Up & over door. Power. Light.

Agents Note

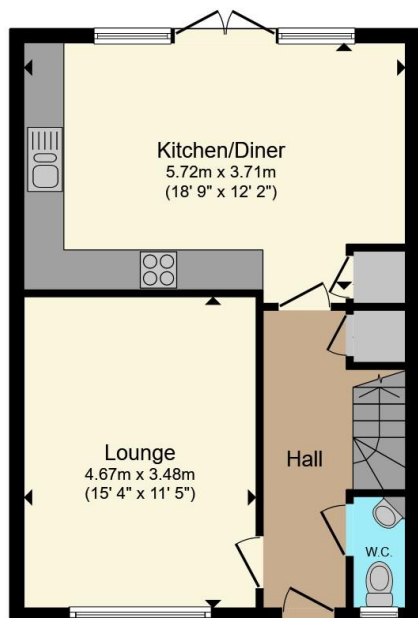
PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an employee of Connells Estate Agents.

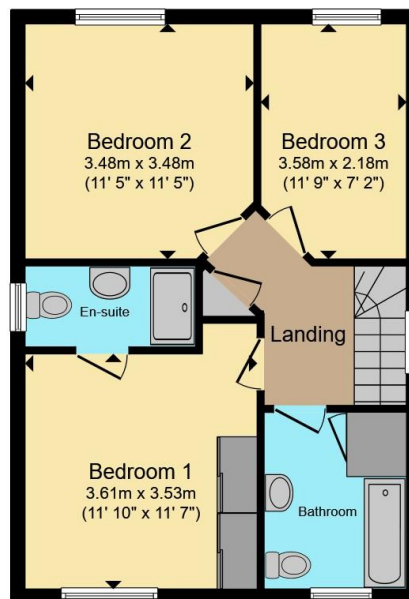




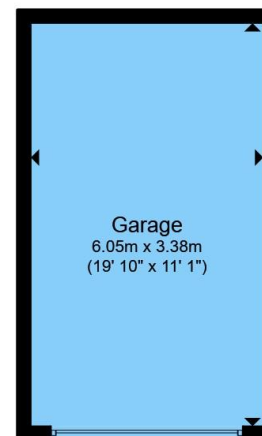




Ground Floor



First Floor



Garage

Total floor area 118.0 m² (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311700



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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