



Cormorant Way
Leighton Buzzard, LU7 4UY

Price £440,000

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 **QUARTERS**
YOUR NEXT MOVE

Cormorant Way

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Offered for sale is this four double bedroom detached family home located in a tucked away position on this popular modern development. The property is presented to the market in excellent order, with spacious accommodation comprising; Entrance hallway, cloakroom/WC, lounge, family room, 26ft kitchen/dining room, four double bedrooms (master with ensuite) and a family bathroom. Additional benefits include an outbuilding, double glazing, gas heating, gardens and ample driveway parking. Viewing is highly recommended to appreciate the position of the property.

Location:

This property sits in an enviable tucked away position in Cormorant Way, which lies a short walk from the picturesque Astral Lake in the popular residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 entrance hallway is paid to wood effect flooring and provides access to the family room, cloakroom/WC, lounge and kitchen/dining room, plus there are stairs leading to the first floor with a built-in storage cupboard under. The family room faces the front aspect and could be used for a variety of purposes, as desired, and the lounge provides plenty of space for living room furniture. There room enjoys plenty of light, with French doors opening onto the rear patio. The kitchen/dining room enjoys an abundance of space, well suited for families of all sizes. The kitchen has been refitted with a modern range of wall and base level units with Quartz work surface over. There is an integrated dishwasher and spaces for a washing machine, American style fridge freezer and range cooker. To the tiled floor extends through the kitchen to the dining area, where there is ample space for a family sized dining table. A courtesy door leads to the rear garden.





First Floor:

The first floor landing provides access to the four bedrooms and loft space, plus there is a built-in airing cupboard. The master bedroom faces the rear aspect and enjoys fitted wardrobes to one wall and an ensuite which is fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and shower cubicle. There are three further generous bedrooms, each providing an abundance of space for a variety of furniture. The family bathroom sits centrally off the landing, and is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and walk-in shower cubicle.



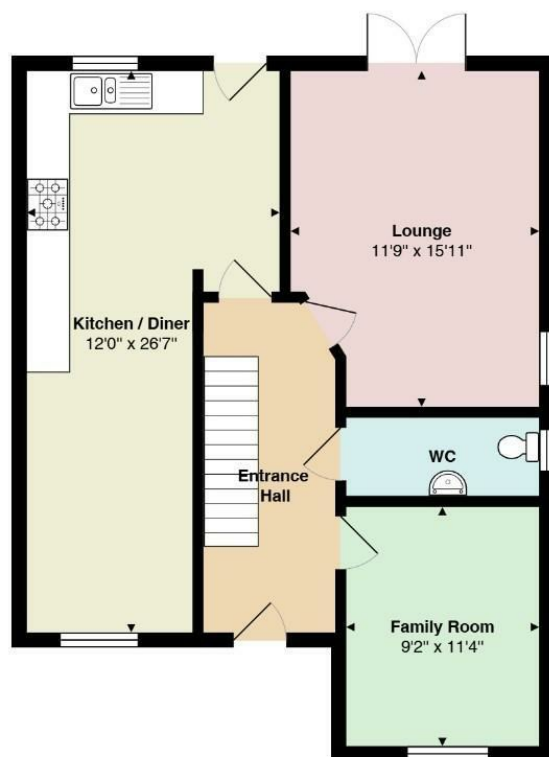
Outside:

To the front of the property is a generous gravelled driveway providing parking for three/four cars, and a path extends to the front door. The rear garden features two paved patio areas, one at each end of the garden, which provides pleasant spots to catch some sunshine. The remainder of the garden is laid mainly to lawn.



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



Ground Floor



First Floor

Total Area: 1415 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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