

Valerian Way

Leighton Buzzard, LU7 4EL

Price £520,000

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We are delighted to offer for sale this impressive four bedroom detached family home, built in 2022 and presented to the market in immaculate order throughout. The property offers beautifully appointed and generously proportioned accommodation, with particular highlights including a superb kitchen/dining room, separate lounge, study, utility/WC, ensuite to the master bedroom and a stylish family bathroom. Outside, the property enjoys a private and noticeably unoverlooked rear garden, together with a garage and driveway providing parking for up to three cars.

Location:

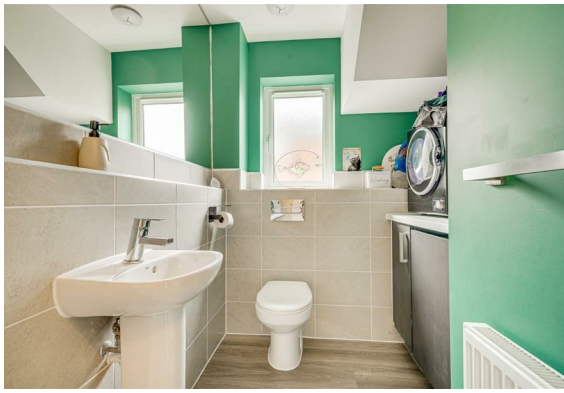
Valerian Way forms part of a modern residential development on the outskirts of Leighton Buzzard, conveniently positioned for local amenities, schools and transport links. Leighton Buzzard town centre provides an extensive range of shops, restaurants, cafés and leisure facilities, while the mainline railway station offers direct services to London Euston. The location is also well placed for access to the A5 and wider road network.

Ground Floor:

The front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor rooms. The lounge is an excellent size, extending to over 19ft in length and providing plenty of room for a variety of sofas and additional furniture. A large window to the front brings plenty of natural light into the room, creating a comfortable main reception space. Positioned separately at the front is a dedicated study, ideal for those working from home and equally suitable as a playroom or snug. Undoubtedly one of the standout features is the impressive kitchen/dining room, which extends across the rear of the property and has been finished to a particularly high standard. The contemporary kitchen incorporates an extensive range of sleek fitted cabinetry with contrasting work surfaces, integrated appliances and feature lighting, while the generous proportions leave ample room for a substantial dining table and additional seating. Windows and French doors overlook and open onto the rear garden, giving the room an excellent connection with the outside and making it particularly well suited to family life and entertaining. Completing the ground floor is a useful utility/WC, providing additional practical space away from the main kitchen.

























First Floor:
The first floor continues the sense of space, with a generous landing providing access to all four bedrooms and the family bathroom. The master bedroom is an excellent double room with plenty of space for a comprehensive range of bedroom furniture and benefits from its own ensuite shower room. There are three further well-proportioned bedrooms, offering considerable flexibility for a growing family, guests or additional home-working space. The family bathroom is fitted with a modern white suite and complements the excellent presentation found throughout the rest of the home.

Outside:
The rear garden is another particularly strong feature of the property. Private and noticeably not overlooked, it has been landscaped to provide an attractive yet low-maintenance outdoor space. An artificial lawn forms the centrepiece, bordered by paved areas, while a raised patio provides an excellent dedicated seating and entertaining area. The arrangement creates distinct areas for dining, relaxing and family use, with the garden enclosed to provide a good degree of privacy.

Garage & Parking:
The property benefits from a separate garage providing secure parking or useful storage space. A generous driveway provides off-road parking for up to three cars, completing what is an exceptionally well-presented modern family home.

Agents Note:
There is an annual charge of approximately £230 per annum at this development.

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: 1507 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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