



Heath Court, Leighton Buzzard

Offers In Excess Of £900,000





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- Executive Four Bedroom Detached Home
- Striking Open Plan Kitchen & Dining Room
- Ownership of Small Parcel of Land Opposite Property
- Further Potential To Extend or Convert STPP
- Resin Bound Driveway for Multiple Vehicles
- Located in Highly Sought After Heath Court
- Two Sets of Stunning Full-Size Sliding Doors
- Double Garage With Electric Folding Door
- Two Four Piece Bathroom Suites
- Landscaped Low Maintenance Rear Garden

M&M Properties are delighted to present an exceptional opportunity to acquire this exclusive four-bedroom detached residence, occupying a highly desirable position within Heath Court, just off the prestigious Plantation Road.

Coming to the market for the first time in sixteen years, this impressive home has been thoughtfully and extensively enhanced by the current owners to create a beautifully appointed residence, perfectly suited to modern family living. Viewings are strictly by appointment only, contact us today to enquire.

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Location

Heath Court is regarded as one of Leighton Buzzard's most sought-after addresses, set just off the highly regarded Plantation Road. The property enjoys an enviable position within a private close of only six other detached homes, offering a superb sense of privacy and tranquillity away from main roads.

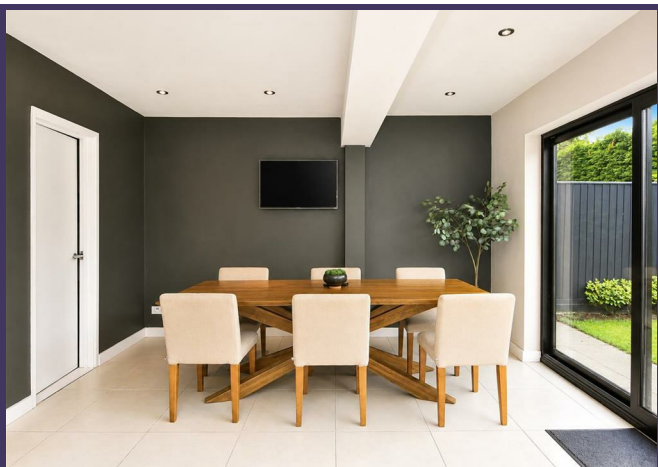
The setting is ideal for those who value outdoor space and lifestyle amenities. Leighton Buzzard Golf Club, with its 18-hole course and clubhouse, is just a short walk away, while mature woodland, the Grand Union Canal and its scenic towpath walks are also nearby. The well-known Globe Inn public house and Rushmere Country Park, home to Tree Tops Café and extensive countryside trails, are also within easy reach.

Ground Floor

The property opens into a generous entrance hall, providing access to a dedicated home office, guest cloakroom and useful understairs storage. To the rear, a striking open-plan kitchen and dining space forms the heart of the home, with impressive sliding doors with full width windows either side opening directly onto the garden. This beautifully designed area is ideal for entertaining and everyday family living, with the added benefit of a breakfast bar island and discreet utility room. A further set of sliding doors with full-size windows either side enhances the elegant living room, creating a bright, spacious and welcoming reception space with excellent connection to the garden.

First Floor

A staircase with a high ceiling and feature window leads to the first floor, continuing the home's bright and airy feel. The principal bedroom is a generous and refined space, complete with fitted wardrobes and a luxurious four-piece en-suite bathroom. There are three further double bedrooms, together with a beautifully finished four-piece family bathroom, presented to a high contemporary standard.





Further features include black-framed aluminium windows throughout, providing a sleek contemporary appearance, excellent durability and strong energy performance.

Garage

The property benefits from an attached double garage with an electric remote-controlled folding door, along with rear personnel access to the garden.

Exterior & Gardens

To the rear, the landscaped garden is predominantly laid to lawn, with a paved patio providing an attractive and low-maintenance outdoor entertaining area. A thoughtfully designed sunken seating area offers a sheltered spot to relax and unwind, while a bespoke tree house adds further charm to the garden. A recently laid concrete base provides foundations for a summerhouse or similar garden structure, with power ready to be connected. A large timber shed offers additional garden storage.

The property also includes ownership of a small parcel of land on the right-hand bank of the close as you enter, directly opposite the property. Please refer to the plot image within the advert for further view of the full plot size.

To the front, a large resin-bound driveway provides generous off-road parking for multiple vehicles and again offers low maintenance.

Further Potential

For buyers seeking additional scope, the property also offers excellent potential for future enhancement, including and perhaps not limited to rear extension, loft conversion, garage conversion or integration above the garage, subject to the necessary planning permissions. No new planning permissions have been applied for by the current owners.





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.