



Connells

Briggington Way
Leighton Buzzard



Property Description

Located on the popular Clipstone Park development, this immaculate 4-bedroom, 3-storey family home is two years old and offers stylish, modern living across three beautifully presented floors.

Boasting a thoughtfully designed layout, the property features spacious ground floor accommodation ideal for family life and entertaining. The welcoming entrance leads into a living area, seamlessly connecting to a contemporary kitchen/diner and a convenient downstairs WC.

The first floor comprises three well-proportioned bedrooms, along with a sleek family bathroom - perfect for growing families or guests. The entire top floor is dedicated to a luxurious master suite, complete with en suite shower room.

Externally, the property benefits from a well-maintained rear garden and to the side there is driveway parking for two vehicles, with a third space to front.

Located just approx 1 mile from local amenities, schools, and green spaces, this stunning home is offered in pristine condition

throughout - an ideal choice for families seeking comfort, space, and convenience in a vibrant community setting.

Entrance Hall

Composite front door, Carpeted, Radiator. Comms Cupboard.

Lounge

Double Glazed Window, Carpeted. Radiator. TV point. Ethernet Point.

Kitchen Diner

Fitted Kitchen with wall and base units and quartz work surfaces over. Integrated appliances include a Fridge freezer, double oven, Induction hob, cooker hood and dishwasher. Double Glazed window and french doors look over the garden.

Cloakroom

WC. Wash hand basin. Radiator.

Bedroom Two

Double Glazed Window. Carpeted. Radiator.

Bedroom Three

Double Glazed Window. Radiator. Carpeted.

Bedroom Four

Double Glazed Window. Radiator. Carpeted. Ethernet Point.

Bathroom

Bath with shower over and shower screen. Wash hand basin. WC. Chrome towel rail radiator. Tiled to wet areas.

Primary Bedroom

Double Glazed Window to front and roof Window to rear. Radiator. Carpeted. Ethernet Point. Fitted wardrobes and Drawers.

Primary Ensuite

Double shower cubicle. Wash hand basin. WC. Chrome towel rail radiator. Tiled to wet areas. Double glazed roof window.

Outside

Front Garden

Low maintenance garden with a shrub order. Parking for three vehicles.

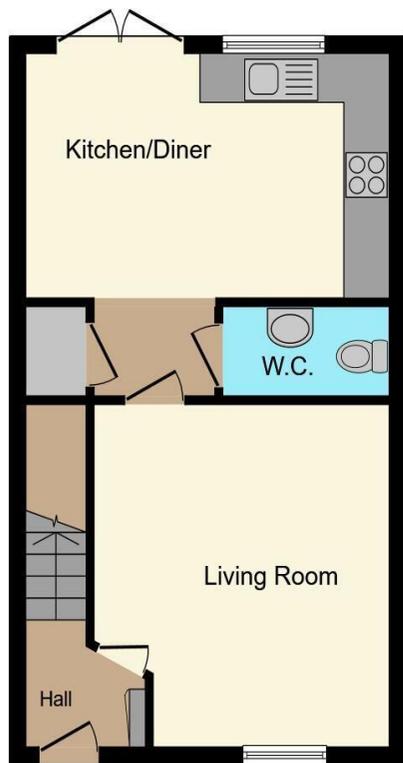
Rear Garden

Mainly laid to lawn with patio areas to front and to rear ideal for seating. Outside lighting, plumbing for a hose and power.

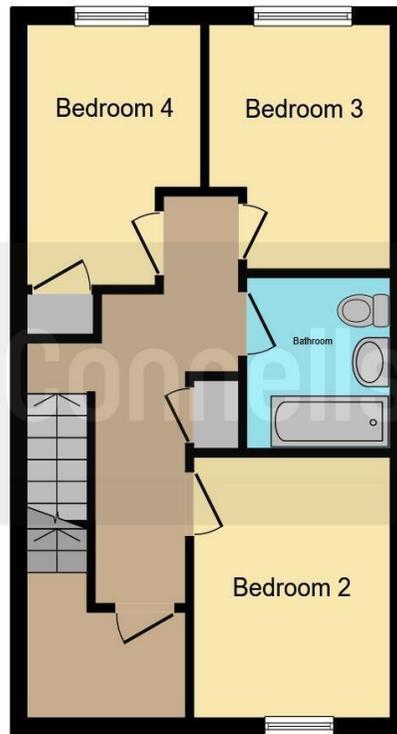




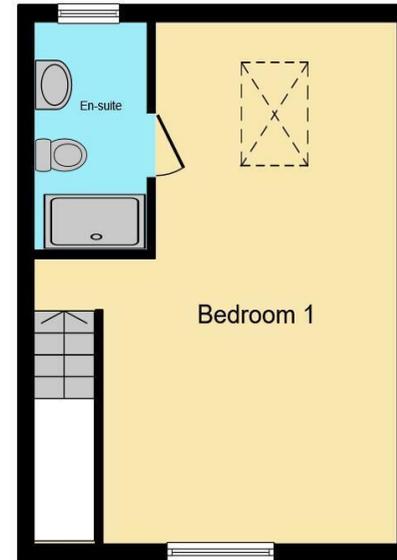




Ground Floor



First Floor



Second Floor

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.focalagent.com

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4 Market Square
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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