



Eaton Park

Eaton Bray Leighton Buzzard, LU6 2SR

Price **£650,000**

4 2 3 C

A row of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 3, and a conservatory icon with the letter C.

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We are delighted to offer for sale this substantial four bedroom detached family home, occupying an enviable position within a quiet cul-de-sac in the heart of the highly sought after village of Eaton Bray. Enjoying views across open countryside to the rear and offering over 1,600 sq.ft of well-proportioned accommodation, the property comprises: Entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom/WC, four bedrooms (master with refitted en-suite) and a family bathroom. Additional benefits include replacement double glazed windows and doors installed in 2022 (excluding the conservatory), gas central heating, a landscaped rear garden, double garage and driveway parking. Viewing is highly recommended.

Location:

Eaton Park is a desirable cul-de-sac situated close to the centre of Eaton Bray, one of Bedfordshire's most sought after villages. Surrounded by beautiful countryside and with Dunstable Downs and Whipsnade within easy reach, the village offers a wonderful balance between rural charm and everyday convenience. There is a strong sense of community, with a village shop, public houses, schooling and recreational facilities all nearby. Leighton Buzzard town centre and mainline station are a short drive away, providing direct services to London Euston in around 30 minutes, whilst the A5 and M1 are readily accessible, making the location equally appealing to commuters and families seeking a quieter pace of life.

Ground Floor:

A welcoming entrance hall provides access to the principal accommodation, with stairs rising to the first floor and a cloakroom/WC positioned conveniently beneath. The lounge is a particularly comfortable reception room, centred around an attractive inglenook fireplace with gas fire which creates a natural focal point. A bay window to the front aspect allows plenty of natural light to flood the room and there is ample space for a variety of seating arrangements. Double doors open into the dining room, creating an excellent flow for entertaining and family gatherings. There is comfortable space for a family-sized dining table and further furniture, whilst sliding doors open into the conservatory. Enjoying pleasant views of the garden and with direct access outside, the conservatory provides a wonderful additional reception area that can be enjoyed throughout much of the year. The kitchen/breakfast room overlooks the rear garden and is fitted with a comprehensive range of wall and base units complemented by generous work surfaces. Integrated Neff appliances include a double oven, dishwasher and four ring gas hob, whilst there is ample space for informal dining, making this a practical hub for day-to-day family life. The adjoining utility room provides further storage and appliance space, together with access to the side and an internal door into the garage.





First Floor:

The first floor landing benefits from an airing cupboard and loft access and leads to four well-proportioned bedrooms. The master bedroom is a generous double room positioned to the front of the property and benefits from fitted wardrobes and a private refitted en-suite shower room. Bedroom two enjoys a pleasant outlook over the rear garden and surrounding greenery, whilst bedroom three is another excellent double room with an attractive bay feature to the front. Bedroom four offers flexibility and would suit a variety of needs, whether as a child's room, guest bedroom or home office. Completing the accommodation is the family bathroom, fitted with a three-piece suite and serving the remaining bedrooms.

Outside:

To the front, a block paved driveway provides parking and access to the double garage, whilst a generous lawn softens the approach to the property. Gated side access leads to the rear garden. The rear garden has been thoughtfully landscaped and enjoys an excellent degree of privacy, together with delightful views across open countryside beyond. A paved terrace provides an ideal setting for outdoor dining and entertaining, whilst the lawn is bordered by mature shrubs and established planting that create colour and interest throughout the seasons. A productive vegetable patch and timber sheds further enhance the practicality of this wonderful outside space, making it equally suited to keen gardeners and growing families.

Garage:

The double garage has been divided into two sections, each accessed independently via up-and-over doors. Benefiting from power, lighting and internal access from the utility room, the space provides excellent storage and secure parking, whilst also offering versatility for workshop or hobby use.

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: 1655 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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