Carina Drive

Leighton Buzzard, LU7 3XG

Offers In Excess Of £400,000

3 2 1 D

QUARTERS
YOUR NEXT MOVE

Carina Drive

Leighton Buzzard, LU7 3XG

We are delighted to offer for sale this extended three bedroom semi-detached family home, situated within this popular residential setting and presented to the market in excellent order throughout. The property has been thoughtfully improved by the current owners to create stylish and practical living space, with accommodation comprising: Entrance hall, lounge, refitted kitchen/dining room, utility room, ground floor shower room, three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, driveway parking and a landscaped rear garden with a superb garden bar. Viewing is highly recommended.

Location:
Carina Drive is a well regarded residential area within Leighton Buzzard, popular with families due to its proximity to local schooling, shops and everyday amenities. The town centre is within easy reach and offers a wide range of cafés, restaurants and retail options, along with the historic High Street market. Leighton Buzzard mainline railway station provides direct services to London Euston in around 30 minutes, making the area ideal for commuters. The surrounding area also benefits from excellent road links via the A5, A505 and M1, as well as access to nearby parks and green spaces.

Ground Floor:
Enter via the front door into a spacious and welcoming entrance hall, where a tiled floor flows underfoot and continues into the utility room and ground floor shower room. Doors lead to the lounge and kitchen/dining room. The lounge is a generous and comfortable reception room, offering ample space for a variety of furniture arrangements, centred around a contemporary media wall featuring a flame effect electric fire. The kitchen/dining room has been refitted with a modern and stylish range of wall and base level units with Quartz work surfaces over. Integrated appliances include a dishwasher, microwave, oven and hob, along with a Quooker hot water tap. A central island unit incorporates a four-seated breakfast bar, creating a sociable focal point, while the dining area provides space for a family sized table. The utility room is a particularly useful addition, offering space and plumbing for a washing machine and tumble dryer, along with room for drying clothes. The ground floor is completed by a refitted shower room, fitted with a three piece suite comprising a low level WC, vanity wash hand basin and shower cubicle.

First Floor:
The first floor landing provides access to all three bedrooms and the family bathroom, along with an airing cupboard and loft access. All three bedrooms are well proportioned and offer ample space for furniture, making the property ideal for growing families or those requiring additional space for home working. The family bathroom has been refitted with a modern three piece suite comprising a low level WC, wash hand basin and panel bath with shower over.

Outside:
To the front of the property is a block paved driveway providing off street parking and access to the front door. The rear garden has been thoughtfully landscaped to provide a low maintenance outdoor space, featuring a paved patio area across the rear of the property and artificial lawn. A further seating area with pergola provides an excellent spot for relaxing or entertaining. A standout feature of the property is the garden bar, created from the rear section of the former garage. This impressive space benefits from bifold doors, power and lighting, making it ideal for entertaining or use as a home workspace. The remaining section of the garage is utilised as a useful store.

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: 1163 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk