



Golden Riddy
Linslade, LU7 2RJ

Offers In Excess Of £550,000



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We are delighted to offer for sale this beautifully extended and comprehensively renovated three bedroom family home, situated within the highly sought after Golden Riddy area of Linslade. Finished to an exceptional standard throughout, the property seamlessly blends character features with contemporary styling to create a superb home ideally suited to modern family living. The accommodation comprises: Entrance hall, lounge, family room/study, stunning open plan kitchen/dining/family space, ground floor bathroom, three bedrooms and a first floor shower room. Additional benefits include underfloor heating to the extension, driveway parking and a generous rear garden designed for both relaxation and entertaining. Viewing is highly recommended.

Location:
Golden Riddy is one of Linslade's most established and desirable residential locations, particularly popular with families due to its excellent access to local schooling, parks and everyday amenities. The area enjoys a strong sense of community whilst remaining conveniently positioned for access to Leighton Buzzard town centre and the mainline railway station, offering direct services to London Euston in approximately 30 minutes. Nearby attractions include the Grand Union Canal, Tiddenfoot Waterside Park and Rushmere Country Park, providing excellent opportunities for walking, cycling and outdoor recreation. Combined with excellent road links via the A5 and M1, it is easy to understand why this location remains so highly regarded.

Ground Floor:
The spacious entrance hall provides a wonderful introduction to the home and immediately sets the tone for the quality found throughout. A thoughtfully designed built-in bench seat incorporates coat and shoe storage, creating both a practical and attractive feature, whilst doors lead to the principal accommodation and stairs rise to the first floor. Positioned to the front of the property, the lounge is an elegant reception room centred around an attractive feature fireplace with bespoke storage and shelving built into either side, creating a stylish focal point whilst maximising practicality. Adjacent is a second reception room featuring a charming curved bay window, offering excellent versatility as a formal dining room, family room, playroom or home office depending on a purchaser's requirements. Undoubtedly the heart of the home is the impressive rear extension, a stunning open plan living space designed perfectly for modern lifestyles. The room has been thoughtfully zoned to create distinct living, dining and kitchen areas whilst maintaining a wonderfully sociable atmosphere. A dedicated sitting area centred around a media wall provides the perfect space to relax, whilst the dining area comfortably accommodates a large family dining table and enjoys a seamless connection to the garden through expansive sliding doors. Above, a striking roof lantern floods the space with natural light and further enhances the feeling of quality and openness. The kitchen itself has been beautifully fitted with a contemporary range of shaker-style units complemented by generous work surfaces. A substantial island unit forms a natural gathering point and incorporates an inset sink and integrated dishwasher. Further features include an integrated fridge freezer and space for a range cooker, creating a kitchen that is as practical as it is visually impressive. Completing the ground floor is a beautifully appointed bathroom fitted with a stylish three-piece suite comprising a low level WC, vanity wash hand basin and freestanding bath, creating a luxurious space in keeping with the overall quality of the home. A useful walk-in store cupboard houses the central heating boiler and provides additional storage. Additionally the property benefits from underfloor heating throughout the downstairs.





First Floor:

The first floor landing benefits from natural light via a skylight above and provides access to all bedrooms and the shower room. The master bedroom overlooks the rear garden and is a generous double room benefitting from fitted wardrobes extending across one wall, providing excellent storage whilst retaining ample floor space. Bedroom two is another spacious double room positioned to the front aspect, whilst bedroom three is a particularly well-proportioned single bedroom that comfortably accommodates bedroom furniture, making it ideal for a child, guest room or home office. The shower room has been stylishly refitted with a contemporary three-piece suite comprising a low level WC, vanity wash hand basin and shower cubicle, complemented by attractive tiling to water-sensitive areas.

Outside:

To the front of the property, a block paved driveway provides off-road parking for two to three vehicles, with gated side access leading to the rear garden. The rear garden has been thoughtfully designed to complement the living accommodation and offers an excellent balance of entertaining space and family-friendly lawn. A generous composite decked terrace spans the rear of the property, creating a superb extension of the living space and providing the ideal setting for outdoor dining, summer gatherings and relaxation. Beyond, a substantial lawn extends towards the rear boundary where two mature fruit trees provide shade, privacy and seasonal interest, creating an attractive backdrop to this wonderful outdoor space.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 1386 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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