



**Connells**

Cormorant Way  
Leighton Buzzard



## Property Description

This beautifully presented and exceptionally well-maintained four-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living. Situated in a desirable location, the property is offered to the market with no upper chain, ensuring a smooth and stress-free purchase.

Upon entering, you are welcomed by a bright and inviting hallway leading to two generously sized reception rooms. The main living room provides a comfortable space for relaxation, while the second reception room offers flexibility as a formal dining room, family room, or home office.

The heart of the home is complemented by a well-appointed kitchen, with the added convenience of a separate utility room, providing additional storage and space for laundry appliances.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from a stylish en suite shower room, while a second bedroom also enjoys its own en suite, making it ideal for guests or older children. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the home continues to impress with a westerly-facing rear garden, perfect for enjoying afternoon and evening sunshine, whether entertaining or unwinding outdoors. To the front, there is a driveway providing off-road parking, along with access to a garage

offering further storage or secure parking.

## Cloakroom

Wash hand basin in vanity unit. WC. Radiator. Laminate flooring.

## Lounge

Double glazed window. Patio doors to garden. Radiator. Laminate flooring.

## Study

Double glazed window. Radiator. Laminate flooring.

## Kitchen/ Diner

Double glazed windows. Patio doors to garden. Fitted kitchen with wall and base units. Induction hobs with cookerhood over. Integrated dishwasher. Integrated oven. Island with sink. Tiled flooring.

## Utility Room

Double glazed window. Radiator. Wall and base units. Stainless steel sink. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble dryer. Tiled flooring.

## Bedroom One

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

## En-Suite To Bedroom One

Double glazed window. WC. Shower cubicle. Wash hand basin. Radiator.

## Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

## En-Suite To Bedroom Two

Double glazed window. Wash hand basin in vanity unit. WC. Radiator.

## Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Four

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. WC. Wash hand basin in vanity unit. Bath with shower over. Radiator. Tiled flooring,

## Outside

## Front Garden

Low hedges to borders. Pathway to front door. Laid to lawn.

## Rear Garden

Artificial grass. Patio. Brick wall and wooden fencing to borders.

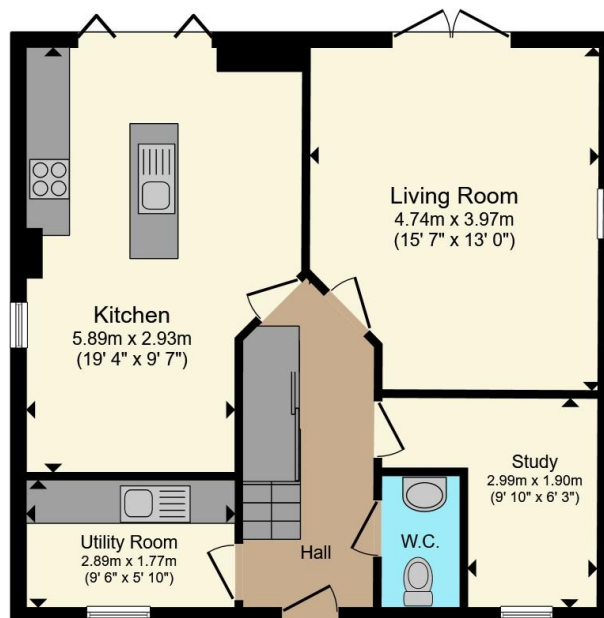
## Garage

Wooden doors. Parking space to front.

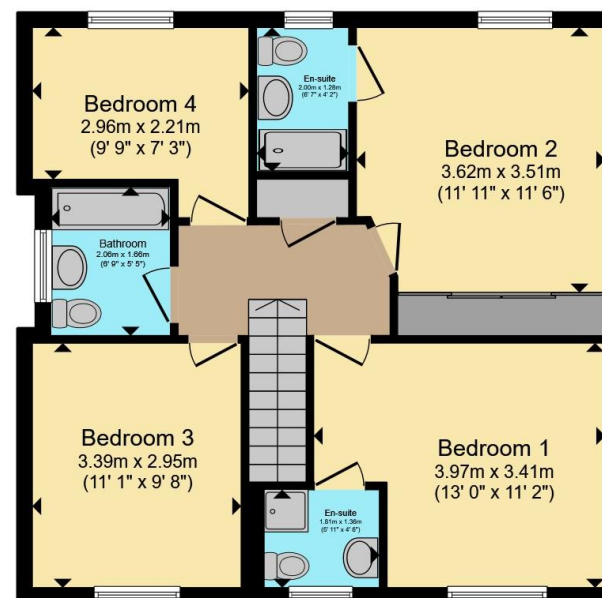








**Ground Floor**



**First Floor**

Total floor area 122.2 m<sup>2</sup> (1,316 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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