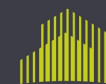




## Carnation Close

Leighton Buzzard, LU7 3HW

Price **£525,000**



**QUARTERS**

YOUR NEXT MOVE

# Carnation Close

Leighton Buzzard, LU7 3HW

We are delighted to offer for sale with no upper chain this extended four bedroom detached family home, occupying an attractive position between the highly regarded Plantation Road and Heath Road. Beautifully presented throughout, the property offers spacious and versatile accommodation comprising: Entrance porch, cloakroom/WC, lounge, impressive open plan kitchen/dining room, utility room, store/study, four bedrooms (master with en-suite) and a refitted family bathroom. Additional benefits include gas central heating, double glazing, garage, driveway parking and an enclosed rear garden. Viewing is highly recommended.

### Location:

This property sits at the end of Carnation Close and faces Heath Road, one of Leighton Buzzard's most sought after residential areas. The property enjoys easy access to a wealth of local amenities whilst remaining within walking distance of the town centre and picturesque Grand Union Canal, offering excellent opportunities for walking, cycling and outdoor recreation. Leighton Buzzard's mainline railway station is within easy reach, providing direct services to London Euston in approximately 30 minutes, whilst excellent road links via the A5 and M1 make this an ideal location for commuters. Well-regarded schools and the town centre's shops, cafés and restaurants further enhance the appeal for families.

### Ground Floor:

The property is entered via an enclosed entrance porch, creating a practical space for coats and shoes whilst immediately setting the tone for the quality found throughout. Natural light pours in through two Velux windows and the space provides access to the cloakroom/WC and the principal living accommodation. The lounge is a wonderfully proportioned reception room, centred around an attractive feature fireplace with electric fire that creates a welcoming focal point. A window to the front aspect fills the room with natural light, whilst there is ample space for a variety of seating arrangements. Stairs rise to the first floor and an understairs cupboard provides useful storage. Extending across the rear of the property is the impressive 24ft kitchen/dining room, a superb family space designed for both everyday living and entertaining. The kitchen has been refitted with a comprehensive range of wall and base level units complemented by generous work surfaces, together with an integrated dishwasher, space for a gas range cooker with extractor hood above and space for an American-style fridge freezer. There is ample room for a large family dining table, while French doors open directly onto the garden, creating an excellent connection between indoor and outdoor living. Leading from the kitchen is a practical utility room, providing additional storage, work surface space and room for both a washing machine and tumble dryer, together with direct access to the garden. Completing the ground floor is a highly versatile store/study. Fitted with shelving and built-in storage, this flexible room is ideal as a home office, hobby room or simply valuable additional storage, depending upon a purchaser's requirements.





**First Floor:**  
The first floor landing provides access to all four bedrooms and the family bathroom. The master bedroom is a generous double room positioned to the front of the property and benefits from a private en-suite shower room, creating a comfortable retreat. Bedroom two is another spacious double room overlooking the front aspect, whilst bedroom three is positioned to the rear and offers excellent proportions. Bedroom four is a well-sized single bedroom that is equally suited as a child's bedroom, nursery or home office. The family bathroom has been stylishly refitted with a contemporary three-piece suite comprising a low level WC, wall mounted wash hand basin and panelled bath with shower over. Contemporary tiling and a chrome heated towel rail complete the room.



**Outside:**  
To the front of the property, a block paved driveway provides off-road parking, whilst a neat lawn and established hedging create an attractive approach. The enclosed rear garden has been designed for ease of maintenance, with a generous patio providing an excellent space for outdoor dining and entertaining. The remainder is predominantly gravelled, offering a low-maintenance outdoor environment complemented by gated side access and direct access into both the kitchen/dining room and utility room.

**Garage:**  
The garage is accessed via an up-and-over door making it ideal for secure parking, storage or workshop use. Additional driveway parking is provided to the front.



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: 1265 ft<sup>2</sup>

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](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)