

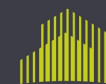


Payne Close

Leighton Buzzard, LU7 3JH

Guide Price £475,000

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QUARTERS

YOUR NEXT MOVE

Payne Close

Leighton Buzzard, LU7 3JH

We are delighted to offer for sale this immaculate three bedroom Warwick design detached family home, situated within an enviable secluded cul-de-sac position on the highly desirable modern development of Leestone Park. Built in 2020 by the upmarket housebuilder Redrow Homes, the property is presented to the market in exceptional order throughout and offers bright, stylish and well balanced accommodation ideally suited to modern family living. Highlights include a superb kitchen/dining room with island unit, landscaped rear garden, converted garage space currently utilised as a gym and home office, and driveway parking with EV charger. Viewing is highly recommended to fully appreciate the finish, setting and lifestyle this home has to offer.

Location:

Payne Close is a quiet cul-de-sac positioned just off the prestigious Heath Road, forming part of the sought-after Leestone Park development. The area is particularly popular due to its blend of modern executive homes, green open spaces and convenient access to the historic market town centre. Residents benefit from nearby convenience stores, takeaway amenities and a variety of scenic walks including Rushmere Country Park and the Grand Union Canal. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while the A5 and M1 are also easily accessible.

Ground Floor:

The ground floor offers a flowing and thoughtfully designed layout, centred around a welcoming entrance hall which immediately conveys the quality and presentation found throughout the home. The lounge is a bright and comfortable reception room with ample space for a variety of furniture arrangements, creating an ideal setting for both relaxing evenings and entertaining guests. Upgraded flooring flows seamlessly through to the kitchen/dining room, which spans the width of the property and forms the true heart of the home. The kitchen is fitted with a stylish range of shaker style wall and base level units, complemented by an island unit which enhances both practicality and sociability, while still allowing generous space for a family sized dining table. Doors open directly onto the landscaped rear garden, creating an excellent indoor to outdoor connection during the warmer months. A useful storage cupboard and cloakroom/WC complete the ground floor accommodation.





First Floor:

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. The master bedroom enjoys a bright and calming feel, benefitting from stylish fitted wardrobes along one wall and access to a modern ensuite shower room. Bedroom two also includes a built-in wardrobe, while the third bedroom offers flexibility for use as a nursery, guest room or home office depending on requirements. The family bathroom is fitted with a contemporary three piece suite and finished with tiling to both floor and walls.

Outside:

To the front, the property enjoys a neat approach with a pathway leading to the entrance, while the driveway extends along the side of the property providing off-road parking and access to the garage. An EV charger has also been installed for convenience. The rear garden has been thoughtfully landscaped to create a balanced and highly usable outdoor space, featuring a combination of patio and lawn areas ideal for entertaining, family use or simply relaxing outdoors. There is also additional space positioned behind the garage, suitable for storage or a shed.

Garage:

The garage is accessed via an automatic roller door and is currently partitioned to provide a highly versatile combination of storage, gym and home office space, making it particularly well suited to modern lifestyles and home working. A courtesy door provides direct access to the garden, while the option remains for the space to be returned to traditional garage use if preferred.

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: 1320 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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