



Cormorant Way, Leighton Buzzard, LU7 4UY

welcome to

Cormorant Way, Leighton Buzzard

Brown & Merry are delighted to offer for sale this impressive and versatile, SIX-bedroom, SEMI-DETACHED family home. Set over FOUR FLOORS the property comprises: large kitchen/dining area, garden room, two family bathrooms, en-suite to master, rear garden and off-road parking.

Entrance Hall

Double-glazed door to the front and stairs to the first floor. Doors to the cloakroom and kitchen area.

Cloakroom

Wash hand basin and WC.

Kitchen Area

Fitted kitchen with a mix of wall and base units with work surface over, butler sink and space for a range cooker, extractor. Integrated microwave, washing machine and dishwasher. Space for a fridge/freezer. Radiator and double-glazed window to the front.

Dining Area

Radiator and double-glazed window to the rear. Opens into the garden room.

Garden Room

Double-glazed windows, laminate flooring, spotlights, underfloor heating and double-glazed doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor and stairs to the second floor. Doors to the Lounge, bedroom two, en-suite and bedroom five.

Lounge

Double-glazed window to the front, two radiators and double-glazed window to the rear.

Bedroom Two

Radiator and double-glazed window to the front. Door to the en-suite.

Jack & Jill Shower Room

Wash hand basin, WC and shower cubicle. Radiator

and double-glazed 'frosted' window to the front. Door leading onto the landing.

Bedroom Five

Radiator and double-glazed window to the rear.

Second Floor **Landing**

Stairs for the first floor and stairs to the third floor. Doors to bedrooms one, three, four and bathroom.

Bedroom One

Built-in wardrobes, radiator and double-glazed window to the rear.

En-Suite

Wash hand basin, WC and deep bath with mixer taps. Shaver point, radiator and double-glazed 'frosted' window to the front.

Bedroom Three

Radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the front.

Family Bathroom

Wash hand basin, WC and large shower cubicle. Heated towel rail.

Third Floor **Bedroom Six**

Radiator, eaves storage and double-glazed velux window leading through to a dressing area/study area.





Outside
Rear Garden

Mainly laid to lawn with decked area, patio area and shrub border.

Parking

Car port leading to garage.



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Cormorant Way, Leighton Buzzard

- SIX-BEDROOM SEMI-DETACHED
- LARGE KITCHEN/DINING AREA
- GARDEN ROOM
- EN-SUITE TO MASTER
- TWO FAMILY BATHROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£550,000



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Property Ref:
LBZ109766 - 0004

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