# Copia Crescent

Leighton Buzzard, LU7 9SH

**Price £350,000**

3 2 1 C

QUARTERS
YOUR NEXT MOVE

# Copia Crescent

Leighton Buzzard, LU7 9SH

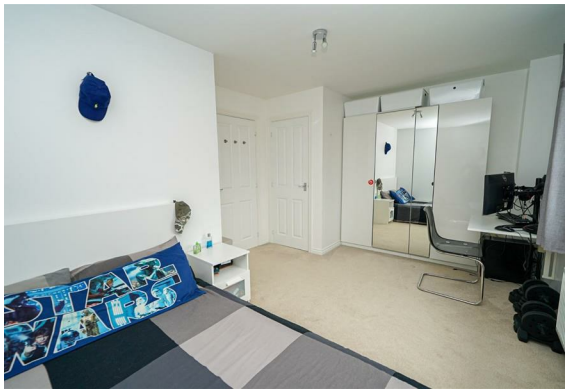
Quarters are delighted to offer for sale with complete upper chain this modern three bedroom semi-detached family home with a complete upper chain, built in 2016, and located in this popular crescent within walking distance to a range of parks and local amenities. The property is presented to the market in immaculate order throughout, with accommodation comprising: Entrance hall, cloakroom/WC, kitchen, lounge/diner, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden and parking for two cars. Viewing is highly recommended.

**Location:**

The ever popular location of Copia Crescent is situated in the heart of the thoughtfully planned residential development of Roman Gate, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield.

**Ground Floor:**

Enter via the front door into a generous and welcoming hallway, with access to the kitchen, lounge/diner and cloakroom/WC, with stairs leading to the first floor with built in storage cupboard under. The kitchen is fitted with a stainless steel one and a half bowl sink with cupboard under, and a further range of wall and base level units with work surface over. There is an integrated double oven and four ring gas hob with filter hood over, plus space for a fridge freezer, washing machine and dishwasher. The lounge/diner spans the rear of the property, providing plenty of space for a range of furniture and enjoying views of the rear garden



**First Floor:**
The first floor landing benefits from an abundance of natural light, and offers access to both first floor bedrooms and the family bathroom. There are also stairs leading to the first floor. Bedroom two is situated facing the rear aspect and is a spacious double room with a built in cupboard. The well presented third bedroom is at the front of the property, with room for a bed and further furniture. The family bathroom sits between the two first floor bedrooms, and is fitted with a modern suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, and the room is finished with complimentary tiling to water sensitive areas.

**Second Floor:**
The master bedroom occupies the top floor of the property, and is a generous double room with natural light from dual aspects, with vaulted ceiling giving a pleasant feeling of spaciousness. The master bedroom also boasts a three piece en-suite shower room, fitted with a low level WC, pedestal wash hand basin and shower cubicle.

**Outside:**
The property is in a tucked away position, with double length parking for two cars to the front of the property. A path leads to the front door and there is gated access to the rear. The rear garden is well maintained, and provides ample space for families to relax and unwind, with a paved patio area, decked patio area and neat lawn.

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: 1035 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk