



## Napier Close

Leighton Buzzard, LU7 3QR

**Offers In Excess Of £600,000**



**QUARTERS**  
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this four bedroom detached executive family home, built in 2021 by renowned housebuilder, David Wilson Homes and located in an enviable position at the end of a tranquil cul-de-sac on the popular Clipstone Park development. Presented in immaculate order and boasts an enjoys specification throughout, this home boasts premium finishes, contemporary styling and a superb layout which is ideal for modern family living.

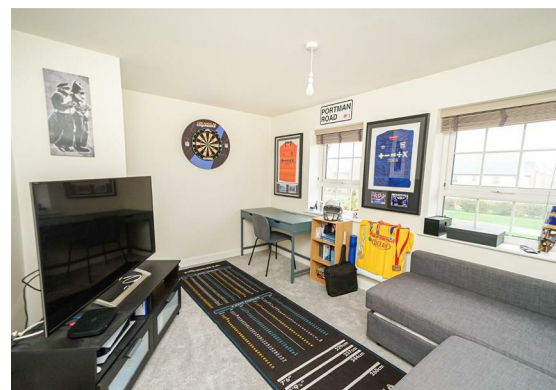
### Location:

Clipstone Park is a highly appointed development on the edge of Leighton Buzzard, providing a blend of contemporary living and rural charm. Set in a quiet cul-de-sac amid green open spaces, the property offers tranquility while remaining within reach of the town centre, mainline station (fast trains to London Euston), and major road networks.

### Ground Floor:

A welcoming and spacious entrance hall sets the tone for this stylish home, finished with upgraded flooring and a contemporary décor that flows throughout. A door leads to a cloakroom/WC which includes a handy understairs storage cupboard, and stairs rise to the first floor. To the front of the property sits the bay-fronted living room, a generous space perfect for both relaxation and entertaining. This inviting room enjoys abundant natural light and easily accommodates a range of furniture arrangements while maintaining a cosy atmosphere. A separate study/home office provides the ideal environment for remote working or a quiet reading retreat. The stunning kitchen/dining/family room forms the social heart of this exceptional home, featuring upgraded fittings and high-spec finishes. The kitchen is fitted with a comprehensive range of modern wall and base level units with premium work surfaces, integrated appliances, and stylish tiled flooring. The adjoining utility room complements the kitchen's design and includes additional storage, upgraded units, and space for laundry appliances. The dining area comfortably accommodates a family-sized table and enjoys views of the southerly facing garden, with French doors opening onto the patio – perfect for summer dining and entertaining.



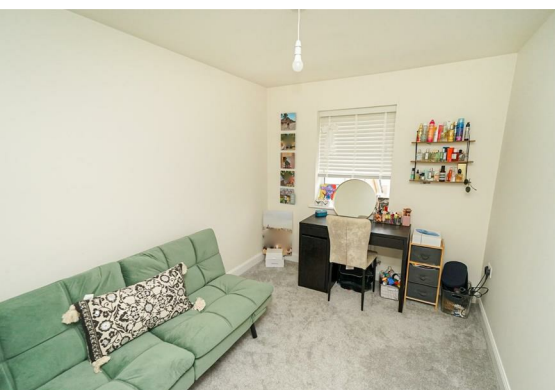


#### Frist Floor:

The spacious landing provides access to all bedrooms, the family bathroom and the airing cupboard. The master bedroom suite occupies a wonderful position at the front of the home, featuring a wealth of space for furniture and fitted wardrobes, and a beautifully appointed ensuite shower room with modern fittings and contemporary tiling. The remaining three bedrooms are each well proportioned, making this an excellent choice for growing families of all ages. The family bathroom is finished to a high standard, comprising a four-piece suite with panel bath, shower cubicle, low level WC and pedestal wash hand basin, complemented by modern tiling to water sensitive areas.

#### Outside:

To the front, a driveway provides off-road parking and an electric vehicle charging point, and extends to the garage, which is fitted with power, lighting. There is an attractive lawned garden to the front bordered by planting, creating excellent kerb appeal. The rear garden enjoys a desirable southerly aspect and has been landscaped to an excellent standard. A generous upgraded paved patio offers a superb space for outdoor dining and relaxation, with the remainder laid to lawn and enclosed by timber fencing.



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



## 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)