Waterdell

Leighton Buzzard, LU7 3PH

Price £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this extended two double bedroom semi-detached home, situated in this popular residential setting and presented to the market in excellent decorative order throughout. The property offers spacious living accommodation including an entrance hall, 24ft lounge,,kitchen/dining room, refitted ground floor shower room and two generous double bedrooms (one with ensuite WC) to the first floor. Additional benefits include gas central heating, double glazing, landscaped rear garden, garage and driveway parking. Viewing is highly recommended.

Location:
Waterdell is a well-established residential area on the southern side of Leighton Buzzard, proving consistently popular with families and commuters thanks to its excellent balance of convenience and green open spaces. Local shops and everyday amenities are close by, whilst the town centre offers a wider selection of supermarkets, independent retailers, cafés, restaurants and leisure facilities. Leighton Buzzard's mainline railway station provides direct services to London Euston in approximately 30 minutes, making the area particularly attractive to those travelling into the capital. Excellent road links via the A5, A505 and M1 provide easy access to Milton Keynes, Aylesbury and beyond, whilst the nearby Grand Union Canal, local parks and surrounding countryside offer superb opportunities for walking, cycling and outdoor recreation.

Ground Floor:
A double glazed front door opens into the entrance hall, where stairs rise to the first floor and doors lead to the principal ground floor accommodation. The lounge is a bright and welcoming reception room, enjoying a pleasant outlook to the front and offering generous space for a variety of seating arrangements, making it the perfect place to relax with family and friends. Undoubtedly the heart of the home is the impressive refitted kitchen/dining room, extending to approximately 24ft in length. Beautifully appointed with a contemporary range of wall and base level units complemented by generous work surfaces, the room provides space for a variety of appliances whilst offering excellent storage and preparation areas. The dining space comfortably accommodates a family-sized table and enjoys attractive views across the rear garden, creating a wonderful setting for both everyday meals and entertaining. Leading from the kitchen is a versatile study/lobby, providing valuable additional space for home working, hobbies or everyday family life. A double glazed door opens directly onto the patio, creating an excellent connection with the garden. Completing the ground floor is a stylishly refitted shower room, formerly the family bathroom, fitted with a contemporary suite comprising a low level WC, wall mounted wash hand basin and shower cubicle, finished with modern tiling to the water-sensitive areas.

First Floor:
The first floor landing provides access to two generous double bedrooms. The principal bedroom is positioned to the front of the property and benefits from two windows which allow natural light to flood the room. There is ample space for a full range of bedroom furniture, together with the added practicality of a built-in storage cupboard. The second bedroom overlooks the rear garden and is another well-proportioned double room with space for wardrobes and additional furniture. An en-suite WC provides added convenience and further potential for future enhancement if desired.

Outside:
To the front of the property, a driveway provides ample off-road parking and extends alongside the house to the garage. The frontage is attractively enclosed by a low retaining wall with a pathway leading to the entrance. The rear garden has been thoughtfully landscaped to create a wonderful outdoor environment that can be enjoyed throughout the seasons. A generous patio adjoins the house, providing an ideal space for outdoor dining and entertaining, whilst the lawn beyond is complemented by established shrubs, mature fruit trees and a greenhouse, creating a garden that will particularly appeal to keen gardeners. Enclosed by panel fencing, the garden enjoys a good degree of privacy. Beyond the main garden, a gate opens to an additional area extending to Clipstone Brook, offering a unique opportunity to create a tranquil waterside retreat in a truly peaceful setting.

Garage:
Positioned alongside the property, the garage benefits from power, lighting and a courtesy door providing direct access from the rear garden. Currently utilised for storage, it offers excellent versatility for a variety of uses including secure parking, a workshop or additional household storage.

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: 943 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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