

Chamberlains Bridge

Leighton Buzzard, LU7 3SF

Price £575,000

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We are delighted to offer for sale this impressive four bedroom detached 'Luthier' design family home, built by Bellway and situated within the popular Chamberlains Bridge development on the northern side of Leighton Buzzard. The thoughtfully designed accommodation places modern family living at its heart, comprising: Entrance hall, lounge, substantial open plan kitchen/dining/family room, study, utility/WC, four bedrooms (master with en-suite) and a family bathroom. Additional benefits include underfloor heating to the ground floor, an air-source heat pump, electric vehicle charging point, private rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Chamberlains Bridge is an attractive new development situated on the northern edge of Leighton Buzzard, combining the advantages of contemporary living with excellent access to the historic market town and surrounding countryside. The development itself has been thoughtfully planned with modern family life in mind and sits approximately one mile from the town centre, where an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities can be found. Leighton Buzzard's mainline railway station provides direct services to London Euston in approximately 30 minutes, making the location an excellent choice for commuters, whilst convenient road connections via the A5 and M1 provide straightforward access to Milton Keynes and destinations further afield. For those who enjoy the outdoors, the town is surrounded by beautiful Bedfordshire countryside, with Rushmere Country Park, the Grand Union Canal and a wealth of local walking and cycling routes all within easy reach.

Ground Floor:

The entrance hall provides an impressive introduction to the home, with stairs rising centrally to the first floor and doors connecting the principal ground floor accommodation. Positioned to the front of the property, the lounge is a well-proportioned reception room with ample space for a variety of sofas and additional living room furniture. Its separation from the main family space makes it an ideal room in which to relax and unwind, providing an important balance to the more sociable open plan accommodation at the rear. Without question, the centrepiece of the Luthier design is the superb open plan kitchen/dining/family room, which extends across the entire rear of the property. This wonderfully sociable space has been designed around modern family life, providing clearly defined areas for cooking, dining and relaxing whilst retaining the openness that allows everyone to spend time together. There is ample room for a family-sized dining table alongside comfortable seating, creating a genuine heart to the home. French doors open directly onto the rear garden, providing an excellent connection between the house and outside space and making the room particularly impressive for entertaining during the warmer months. Bellway specifies integrated appliances within the contemporary kitchen. A separate study is another valuable feature of the design. Positioned away from the principal living spaces, it provides an excellent dedicated home office, whilst offering equal potential as a playroom, hobby room or snug depending upon the requirements of the household. Completing the ground floor is a particularly useful utility/WC, providing dedicated laundry and additional practical space away from the main kitchen. Underfloor heating throughout the ground floor further enhances the contemporary specification and helps create clean, uncluttered living spaces without the need for conventional radiators.

























First Floor:
The first floor continues the excellent family proportions, with a spacious central landing providing access to four bedrooms and the family bathroom. The master bedroom is a particularly generous double room with ample space for a comprehensive range of bedroom furniture. A private en-suite shower room creates a comfortable master suite and provides valuable additional bathroom facilities for a busy household. Bedroom two is another excellent double room and one of the largest bedrooms within the home, providing plenty of space for wardrobes and additional furniture. Bedroom three is also a comfortable double room, whilst the fourth bedroom is a well-proportioned space ideally suited to a child's bedroom, guest room or additional home office if required. The family bathroom is conveniently positioned to serve the remaining bedrooms and completes a first floor particularly well suited to growing families.

Outside:
The rear garden provides an excellent extension of the family accommodation and is laid mainly to lawn, creating plenty of space for children to play and providing a blank canvas for a new owner to personalise. The garden is enclosed by panel fencing, whilst the French doors from the kitchen/dining/family room ensure the outside space feels naturally connected to the main living accommodation. The property further benefits from driveway parking, an electric vehicle charging point and access to the garage.

Garage:
The garage provides secure parking together with valuable additional storage space, complementing the driveway and adding further practicality to this spacious family home.

Agents Note:
The predicted EPC rating for this property is B.

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: 1395 ft² (excluding garage)

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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