

Dudley Street

Leighton Buzzard, LU7 1SE

Price £280,000

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QUARTERS
YOUR NEXT MOVE

Dudley Street

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We are delighted to offer for sale this beautifully presented two bedroom period terraced home with nu upper chain, ideally situated just a short stroll from the heart of Leighton Buzzard town centre. Combining attractive character features with tasteful modern improvements, the property offers well-proportioned accommodation, including an impressive 23-foot open-plan lounge/dining room with feature fireplace, a stylish fitted kitchen, ground floor bathroom and two double bedrooms. Further highlights include a delightful private rear garden, replacement windows and front door installed in 2023, and a new boiler fitted in the same year. Perfectly positioned for enjoying the town's excellent amenities and within walking distance of the mainline railway station, this charming home represents an excellent opportunity for first time buyers, professionals and those seeking character and convenience. Viewing is highly recommended.

Location:
Dudley Street is an established residential road situated in the heart of Leighton Buzzard, offering an enviable location for those wishing to enjoy the convenience and atmosphere of this historic market town. The bustling High Street is just a short walk away, providing a wonderful selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, together with the popular twice-weekly market. The property is also ideally placed for commuters, with Leighton Buzzard mainline railway station within walking distance, providing regular direct services into London Euston. For those who enjoy the outdoors, nearby Parson's Close Recreation Ground offers attractive open space, while the Grand Union Canal and surrounding countryside provide further opportunities for walking and leisure. A choice of local schools and convenient road connections towards Milton Keynes, Aylesbury and the M1 further enhance the appeal of this central location.

Ground Floor:
The accommodation begins with a useful entrance porch, providing a practical space for coats and shoes before opening into the impressive lounge/dining room. Extending to over 23 feet in length, this wonderful open-plan reception space combines attractive period character with a comfortable, contemporary finish. To the front, a delightful bay window allows natural light to fill the room, while a feature fireplace with decorative cast iron inset creates an attractive focal point. Recessed shelving within the chimney breast alcoves adds further character and useful display space, complemented by tasteful neutral decoration and attractive wood-effect flooring. The generous proportions allow for a comfortable arrangement of lounge furniture alongside a substantial dining table, creating a sociable environment equally suited to everyday relaxation and entertaining. The open-plan arrangement provides a lovely sense of space, with the staircase rising to the first floor from the dining area. An archway leads through to the kitchen, which has been thoughtfully styled with a charming range of fitted units, complemented by warm wooden work surfaces and contemporary finishes. The galley-style arrangement makes excellent use of the available space, offering practical storage and preparation areas, while a generous window above the sink provides plenty of natural light. The kitchen also accommodates essential appliances, including space for laundry facilities. Beyond the kitchen, a useful rear lobby provides access to the garden and the ground floor bathroom, plus there is an area for additional storage. The bathroom is attractively finished with contemporary tiling and a white suite comprising a panelled bath with shower over, wash hand basin and WC. A rear-facing window provides natural light and ventilation.























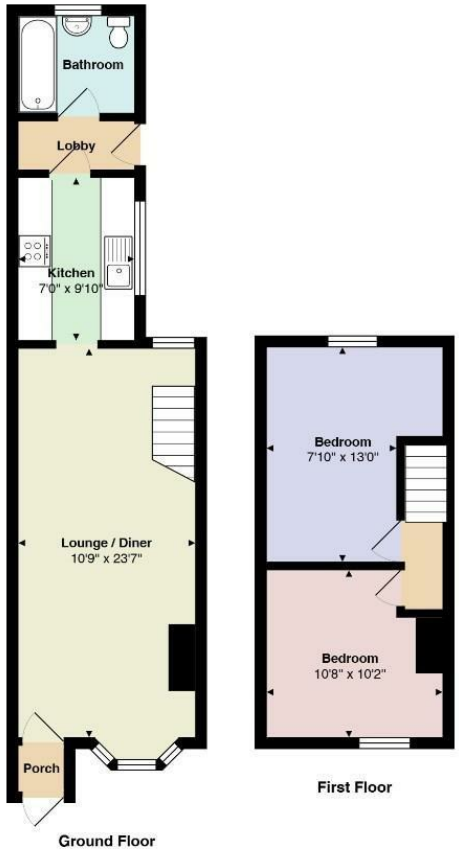


First Floor:
The first floor offers two well-proportioned double bedrooms, both presented in attractive neutral tones and enjoying excellent natural light. The master bedroom is a comfortable double room, providing ample space for a double bed, wardrobes and additional bedroom furniture. The second bedroom is another versatile room, offering comfortable accommodation for guests or family members, with flexibility for use as a home office if required. Both rooms offer a pleasing balance of character and practicality, completing the accommodation of this attractive period home.

Outside:
The property enjoys an appealing traditional frontage, with an attractive composite front door complementing the period architecture. To the rear, the delightful garden provides a welcome outdoor retreat, particularly appealing for those who enjoy the afternoon and evening sunshine. The garden offers an attractive combination of paved seating areas, lawn and established planting, with brick boundary walls adding character and a sense of enclosure. A paved terrace immediately adjoining the house provides a convenient setting for outdoor furniture and alfresco dining, while the garden extends beyond with areas of greenery and mature shrubs bringing colour and interest throughout the seasons. Towards the rear, a further raised paved seating area offers another inviting spot to relax, entertain or enjoy the warmer evenings. The combination of its established character and variety of seating areas makes the garden a particularly enjoyable extension of the living accommodation.

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: 661 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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