

Dimmock Close

Leighton Buzzard, LU7

Offers In Excess Of £230,000

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QUARTERS

YOUR NEXT MOVE

Dimmock Close, Leighton Buzzard, LU7 4RY

We are delighted to offer for sale this beautifully presented two bedroom detached coach house, enjoying a pleasant set-back position within the popular Sandhills development on the southern side of Leighton Buzzard. Offering an appealing combination of modern living and practical accommodation, the property features a spacious open-plan living area with contemporary refitted kitchen and breakfast bar, two bedrooms and a well-appointed bathroom. Presented in excellent condition throughout, the property further benefits from its own entrance, an integral garage and additional off-road parking. Ideally suited to first time buyers, professionals or those seeking an attractive, low-maintenance home, the property enjoys a convenient location close to local amenities, green spaces and transport connections. Viewing is highly recommended.

Location:
Dimmock Close is an established residential cul-de-sac situated within the popular Sandhills development, an attractive modern neighbourhood on the southern side of Leighton Buzzard. The property occupies a pleasant position set back from the road, offering a quieter residential setting while remaining conveniently placed for everyday amenities. The surrounding area benefits from excellent opportunities for outdoor leisure, with nearby Astral Park and the picturesque Astral Lake providing attractive green spaces for walking, recreation and relaxation. The development also enjoys convenient access to local shops, play areas and schooling, including Greenleas Lower School on Kestrel Way. Leighton Buzzard town centre is within easy reach, offering a varied selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with its popular traditional market. For commuters, Leighton Buzzard mainline railway station provides regular direct services into London Euston, while the A505 and A5 offer convenient connections towards Milton Keynes, Aylesbury and the M1.

Ground Floor:
The property enjoys the benefit of its own private entrance, opening into a hallway with a staircase rising to the first floor accommodation.

First Floor:
The first floor accommodation is thoughtfully arranged around a central hallway, with an impressive open-plan living space providing the heart of the home. Measuring approximately 17'8" x 13'7", this attractive room combines comfortable lounge accommodation with a contemporary fitted kitchen, creating a bright and sociable environment for everyday living. The lounge area offers ample space for a generous seating arrangement and additional furniture, with tasteful neutral decoration and attractive flooring enhancing the modern feel, while the open arrangement creates a lovely sense of space. The kitchen is fitted with a stylish range of white wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The practical layout incorporates cooking appliances and space for further essentials, while a breakfast bar provides an inviting spot for informal dining, morning coffee or entertaining friends. Natural light from the windows further enhances the appealing atmosphere of this versatile living space. The master bedroom is a comfortable and well-presented room, offering space for a double bed and accompanying furniture. Its generous length provides flexibility for bedroom storage and additional furnishings, while the neutral decoration creates a relaxing environment. The second bedroom is another appealing room, offering versatility for use as a guest bedroom, children's room or dedicated home office, depending on individual requirements. Both bedrooms benefit from natural light and continue the excellent standard of presentation found throughout the property. Completing the accommodation is a well-appointed family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC. Attractive tiling and modern finishes create a smart, practical space.

Outside:
The property occupies an attractive, set-back position within Dimmock Close, providing a pleasant approach and a welcome sense of separation from the main residential road. The coach house benefits from off-road parking for one vehicle in addition to the garage, offering valuable convenience for residents and visiting guests.

Garage:
A particular advantage of the property is the single garage, measuring approximately 18'6" x 8'3", providing excellent space for secure parking, additional storage or hobbies. There is potential to add internal access from the ground floor entrance hallway (STPP).

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



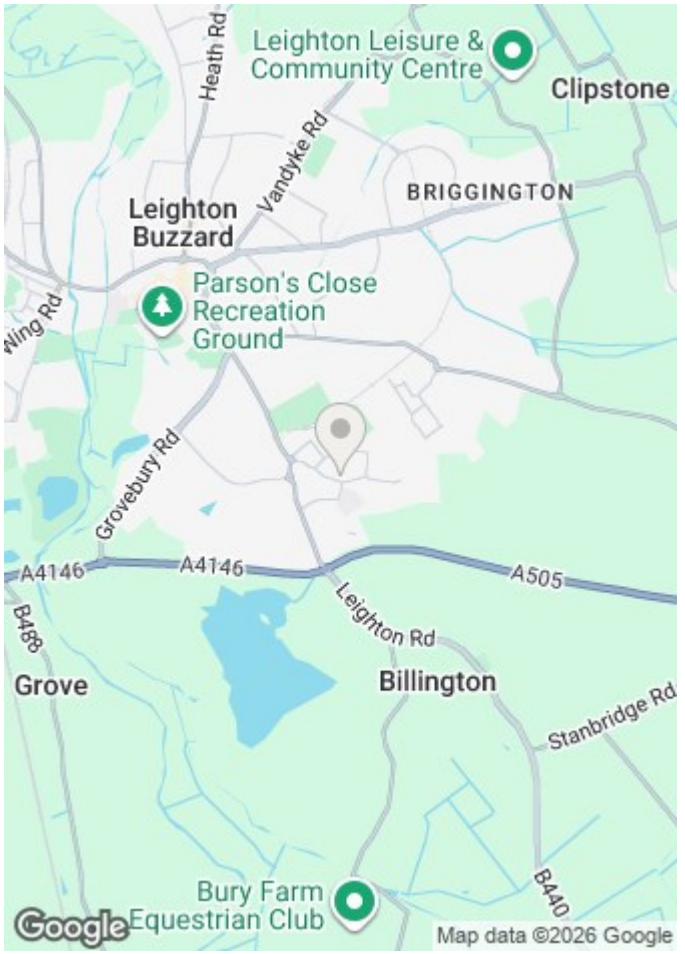
Ground Floor

First Floor

Total Area: 730 ft²

All measurements are approximate and for display purposes only

Map



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