



Offers in excess of £450,000  
6 Carnation Close, Leighton Buzzard, LU7 3HW



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\*\*\* VIDEO VIEWING \*\*\*

Quarters are delighted to offer for sale with no upper chain this four bedroom detached family home located in this sought after cul-de-sac between Plantation Road and Heath Road. The property is presented to the market in good order and offers spacious accommodation comprising; Entrance porch, cloakroom/WC, lounge/dining room, kitchen/dining room, four bedrooms (master with en-suite WC) and a family bathroom. Additional benefits include double glazing, gas heating, garage, ample driveway parking and garden. Viewing is highly recommended.

## Entrance Porch:

Enter via double glazed front door. Double glazed window to front aspect. Wood floor. Doors to WC and hall.

## Cloakroom/WC:

Double glazed window to side aspect. Fitted suite comprising: Low level WC and wall mounted wash hand basin with tiled splash back.

## Hall:

Double panel radiator. Wood floor. Stairs to first floor. Doors to lounge/dining room and kitchen/diner.

## Lounge/Dining Room: 22'5 x 12'2 (reducing to 9'2) (6.83m x 3.71m (reducing to 2.79m))

Double glazed window to front aspect. Single panel radiator. Television point. Telephone point. Wood floor. Double glazed sliding doors to garden.

## Kitchen/Dining Room: 17'7 x 9'6 (Max) (5.36m x 2.90m (Max))

Double glazed sliding doors to garden. Double glazed window to rear aspect. Double panel radiator. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated double oven and four ring gas hob. Space for fridge freezer, washing machine and dishwasher. Tiling to water sensitive areas.

## First Floor Landing:

Built in cupboard. Dressing area. Doors to bedrooms and bathroom.

## Master Bedroom: 11'1 x 10'5 (3.38m x 3.18m)

Double glazed window to front aspect. Single panel radiator. Loft access. Door to:

## En-Suite WC:

Double glazed window to front aspect. Fitted low level WC and wall mounted wash hand basin with splash back.

## Bedroom Two: 11' x 9'10 (3.35m x 3.00m)

Double glazed window to rear aspect. Single panel radiator. Television point.

## Bedroom Three: 12' x 8'5 (3.66m x 2.57m)

Double glazed window to front aspect. Single panel radiator. Television point.

## Bedroom Four: 9'6 x 7'10 (2.90m x 2.39m)

Double glazed window to rear aspect. Single panel radiator.

## Bathroom:

Double glazed window to rear aspect. Single panel radiator. Fitted suite comprising: Low level WC, vanity wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

## Outside:

### Front:

Gravelled and paved driveway areas with path leading to front door.

### Rear Garden:

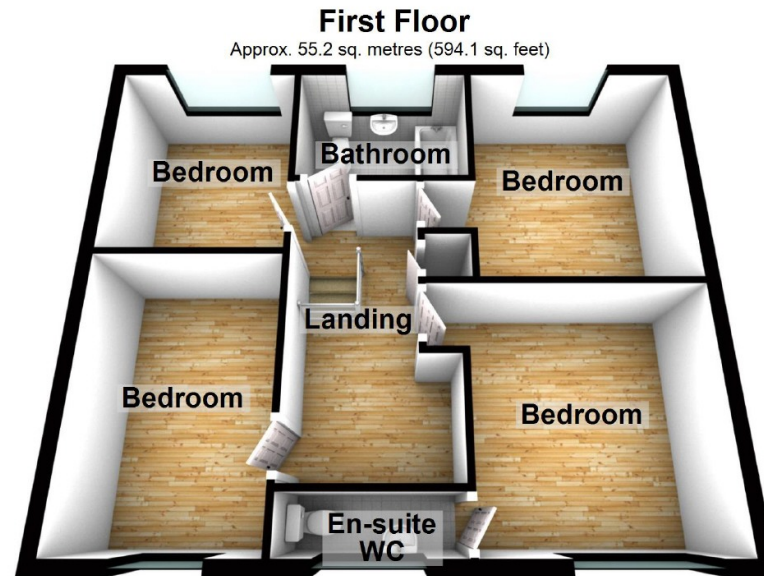
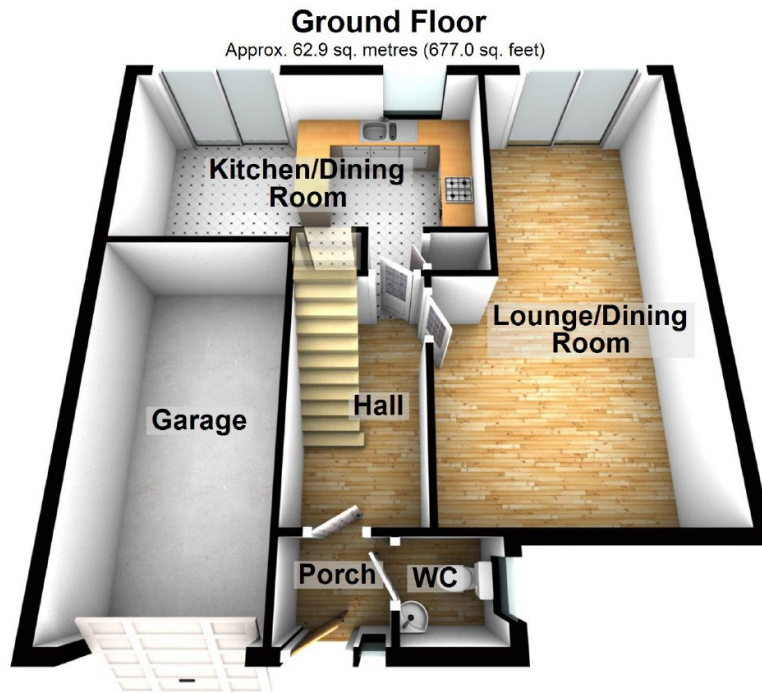
Landscaped rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders.

## Garage:

Access via up and over garage door.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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.





Total area: approx. 118.1 sq. metres (1271.1 sq. feet)



