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17 Hydrus Drive, Leighton Buzzard, LU7 3UL

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Offers In Excess Of £375,000

- FOUR BEDROOM LINKED-DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER PLANETS DEVELOPMENT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VIEWINGS HIGHLY RECOMMENDED
- NO ONWARD CHAIN
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- ENCLOSED MATURE REAR GARDEN
- GARAGE WITH POWER & LIGHTING
- INTERACTIVE VIRTUAL TOUR

This four-bedroom linked-detached family home is ideally positioned within the highly sought-after Planets development in Leighton Buzzard. Offering well-proportioned accommodation, a mature rear garden, generous driveway parking and excellent potential for a purchaser to personalise, the property is offered to the market with no onward chain.

The accommodation begins with a welcoming entrance hall, with stairs rising to the first-floor landing. The spacious lounge provides a comfortable main reception space and opens through to a separate dining room, creating a practical layout for both everyday family living and entertaining. From here, doors lead directly onto the rear garden, allowing plenty of natural light into the room and providing an easy connection between the house and outside space.

The kitchen is fitted with a range of wall and floor-mounted units with work surfaces over, together with an array of integrated appliances and useful storage.

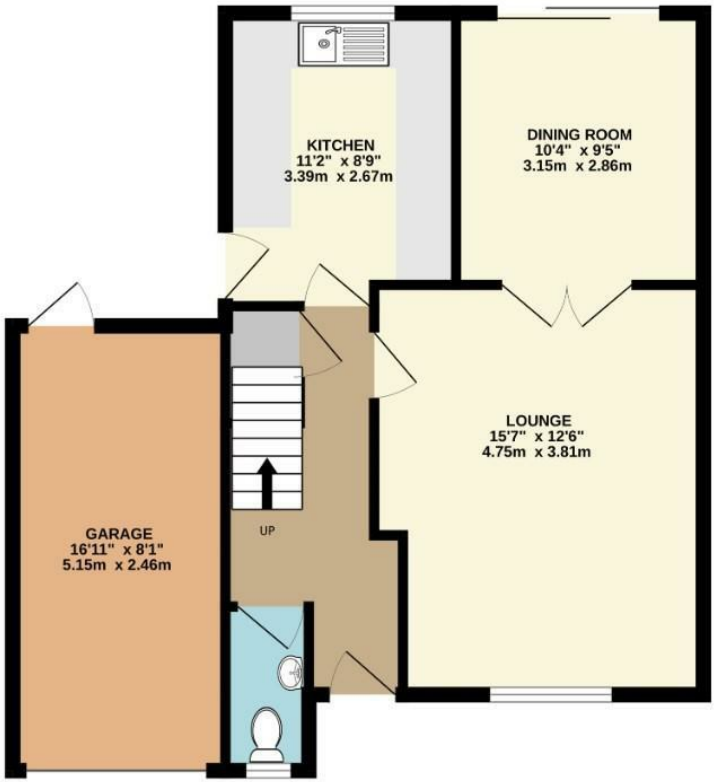
Upstairs, the first-floor landing provides access to four bedrooms and the family bathroom, offering flexible accommodation suitable for growing families, home working or guest space.

Outside, the enclosed rear garden is mature and predominantly laid to lawn, complemented by a patio seating area ideal for outdoor dining and entertaining. There is also direct access to the garage.

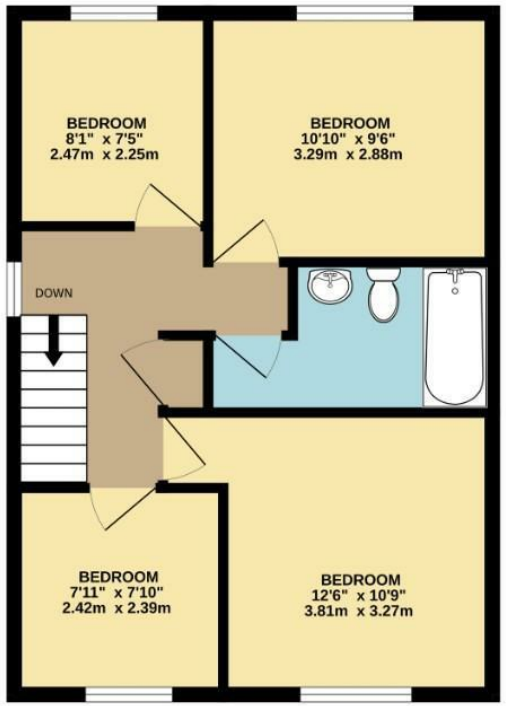
To the front, the property benefits from a lawned garden and a generous driveway providing off-road parking for multiple vehicles, together with access to the garage. The garage itself benefits from both power and lighting, providing useful additional storage or workshop space.

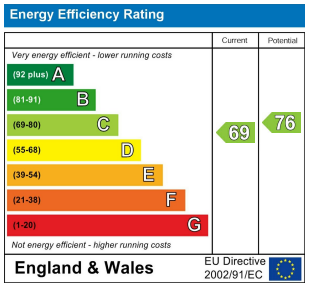
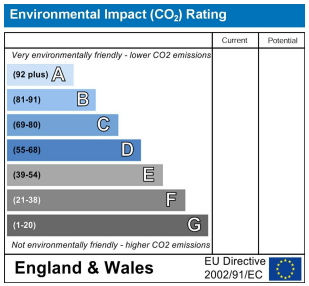
Offering an excellent opportunity for buyers looking to put their own stamp on a family home in one of Leighton Buzzard's most desirable residential areas, this property combines space, potential and location and is available with no onward chain.

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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