



HUNTERS[®]
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28 Orchard Way, Stanbridge, Leighton Buzzard, LU7 9JE

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Offers In Excess Of £600,000

- FIVE BEDROOM DETACHED EXTENDED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL APPOINTED KITCHEN
- OFFICE
- DOWNSTAIRS CLOAKROOM
- VILLAGE LOCATION
- UTILITY ROOM
- LOUNGE/DINING ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this contemporary five bedroom detached family home, located within the sought after village of Stanbridge.

Offering versatile and flexible living accommodation, this beautifully presented property offers an open plan living/dining room opening to the rear garden, a well appointed kitchen, utility room, separate family room and downstairs cloakroom, plus an externally accessed under stairs cupboard.

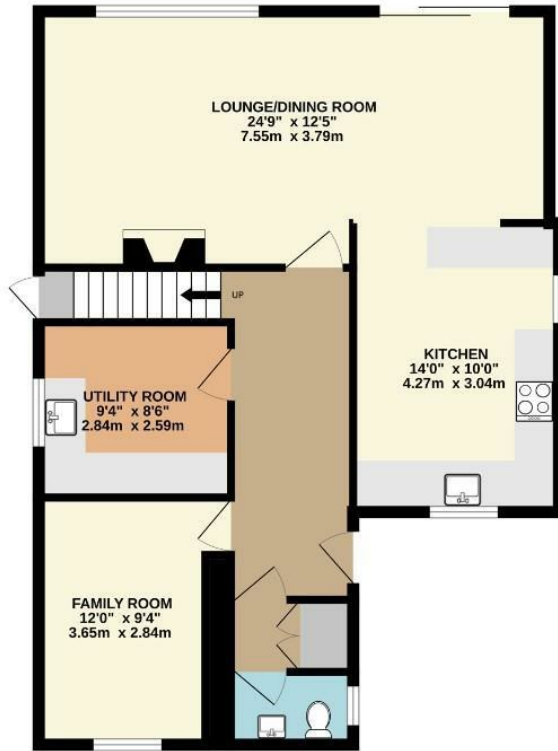
The first floor comprises; main bedroom with an ensuite, further three double bedrooms and a four piece family bathroom. The second floor boasts a fifth bedroom and office.

Externally, the driveway offers parking for multiple vehicles, while the enclosed rear garden is mainly laid to lawn with patio seating areas, the rear garden also provides side gated access from both sides.

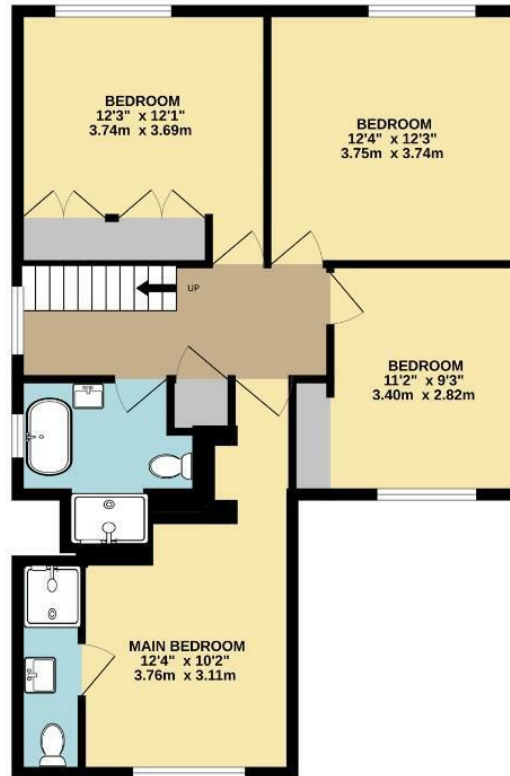
Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house, Church, family park and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.

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GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



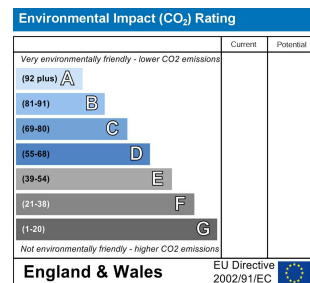
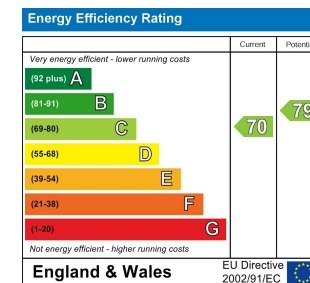
2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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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Entrance Hall

Entry via a part glazed door. Engineered wood flooring. Stairs rising to the first floor. Storage cupboard.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Engineered wood flooring and radiator.

Lounge/Dining Room

Double glazed window to rear aspect. Engineered wood flooring and radiator. Electric fireplace. Double glazed door opening to the rear garden.

Family Room

Double glazed window to front aspect. Fitted carpet and radiator.

Kitchen

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of drawers and cupboards with a Quartz counter top. Integrated microwave, dishwasher and fridge-freezer plus a drink fridge. Induction hob with a Quartz back splash and an extractor over. Electric oven. Single bowl sink with instant boiling water tap. Engineered wood flooring and radiator.

Utility Room

Double glazed window to side aspect. Floor and wall mounted units with a Quartz worktop. Single bowl sink. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas boiler. Engineered wood flooring and radiator. Externally accessed storage cupboard.

First Floor Landing

Double glazed window to side aspect. Fitted carpet. Storage cupboard. Stairs rising to the second floor.

Main Bedroom

Double glazed window to front aspect. Wood effect flooring and radiator.

En-Suite

Three piece suite comprising, shower, W/C and wash hand basin. Tiled flooring and radiator.

Bedroom Two

Double glazed window to rear aspect. Wood effect flooring and radiator. Built-in wardrobes.

Bedroom Three

Double glazed window to rear aspect. Wood effect flooring and radiator.

Bedroom Four

Double glazed window to front aspect. Fitted carpet and radiator. Built-in wardrobe.

Bathroom

Double glazed window to side aspect. Four piece bathroom suite comprising; bathtub with mixer taps, walk-in shower, W/C and wash hand basin. Tiled flooring and towel radiator.

Second Floor Landing

Stairs from first floor Landing. Fitted carpet.

Office

Double glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Five

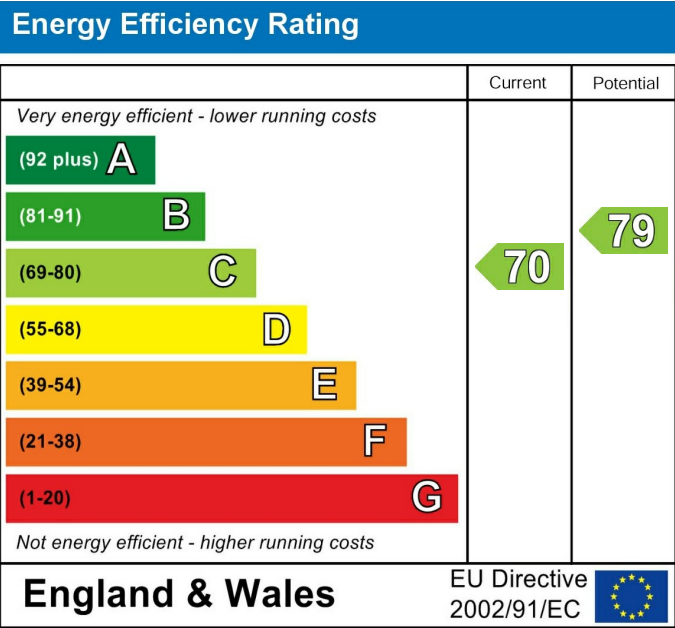
Double glazed window to rear aspect. Wood effect flooring and radiator. Access to eaves storage via walled panel concealed door.

Front

Block paved driveway parking for multiple cars. Secure gated access to the rear garden to both sides.

Rear

Enclosed rear garden. Mainly laid to lawn with two patio areas. Mature trees and shrubs. Two external water taps. Sheds.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





