



The Mead | Soulbury | Leighton Buzzard | LU7 oEG

Asking Price £675,000

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A rare opportunity to purchase a nearly new immaculately presented four bedroom detached family home in the popular Bucks village of Soulbury in a cul-de-sac. The accommodation includes a good size kitchen dining family room with bi-fold doors opening into the garden, utility room, wc and spacious living room again with bi-fold doors. Upstairs there are four bedrooms with an en-suite to the master bedroom as well as the family bathroom. This family home enjoys a good size garden laid to lawn with a big patio, as well as a single garage with electric door and off road driveway parking for two cars. An internal viewing is highly recommended and there is the benefit of no upper chain.

- Beautifully presented modern family home less than a year old.
- High specification finish throughout.
- Fantastic size rear garden.
- Very energy efficient – Underfloor heating to the ground floor.
- Sought after Bucks village location situated on a desirable cul-de-sac.
- Single garage with electric door and driveway parking space for two cars.
- Seven minutes to Leighton Buzzard town centre and train station offering links to London.
- Utility room and downstairs cloakroom.

INTRODUCTION

This nearly new family home is immaculately presented. The downstairs accommodation comprises; entrance hall, living room, spacious kitchen diner, utility room and downstairs WC. The property is exceptionally energy efficient with underfloor heating to the ground floor. The kitchen is fitted to a high spec with a full range of kitchen appliances including double oven, hob, extractor fan, dishwasher and plumbing for a washing machine in the utility room. Upstairs there are four good size bedrooms with an en-suite to the master bedroom plus the family bathroom. This family home has a block paved driveway providing parking for two cars, good size single garage with electric garage door, as well as a window and door opening into the garden. There is a very nice size rear garden with patio and lawn which has side access as well as being accessed from the two sets of internal bi-fold doors.





IF THIS WAS YOUR HOME...

You'll be enjoying a modern high specification finish over both floors, with this recently established family home in beautiful condition from top to bottom.

Step past that striking brick frontage and you're in the broad hallway, with light laminate flooring underfoot, making the most of the natural light. Lots of incidental space in here, with plenty of room for bags and coats.

Your staircase is straight ahead, while on your left you have a handy WC, pristine in white and sporting a sleek modern suite. There is a frosted window to the front aspect.

Off the hall on the left, the scale of your new home starts to become apparent as you step into your capacious, 270 square foot kitchen/diner. There's more substantial light wood effect laminate flooring in here, with pride of place going to a substantial breakfast bar topped with a wood block work surface.

Your substantial suite of light grey cabinetry features further timber work surfaces, and houses a full suite of integrated appliances, including a smart jet black induction hob, matching extractor hood, double oven, dishwasher, Worcester Bosch condensing boiler as well as a white ceramic sink and drainer unit. There are two windows to the front aspect flooding your living area with light.

To the rear, a triple set of bi-folding doors fill the dining area with natural light and offer widescreen views of your excellent size garden. We'll step out there in a moment.

Just off the diner, there's a handy utility room, appointed in similar style, with more cabinet space top and bottom, all tailor made for laundry. Inset into the block work surface there is a stainless steel sink and drainer unit. There's direct garden access from here too.

Across the entrance hall now, and into your 200 square foot lounge. Taking centre stage in here you have a recently installed wood burner and with a black granite hearth and timber mantel above. Dual aspect, this is another wonderfully bright space, continuing the pristine white and sleek light laminate flooring underfoot. Your garden's once again at your fingertips thanks to a further set of bi-fold doors. Let's head out.

Spanning the full width of the property and more besides, your generous rear garden's a completely secluded split of wide patio and a large expanse of lawn, flanked by your substantial private garage on one side (with pedestrian door) and handsome timber fencing on the other.

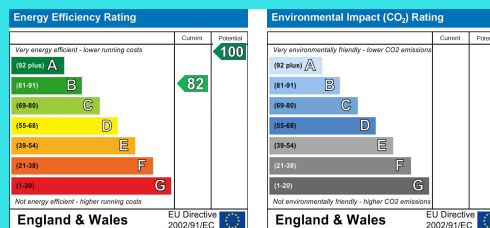
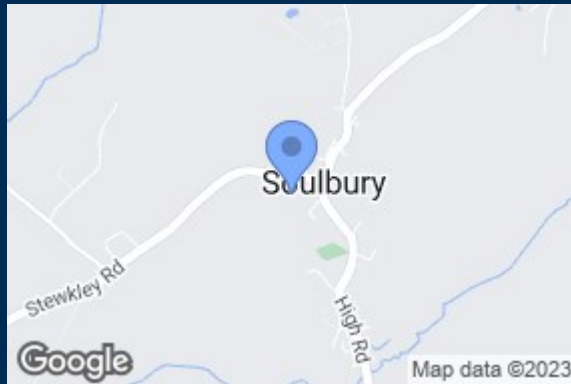
More timber fencing runs along the rear. A splendid outdoor solace, ideal for morning coffee or an evening glass of wine, contemplating the stillness. There is also a recently installed useful wooden garden shed for garden storage.

Upstairs now, and your broad landing features that same sense of space that makes the entrance hall feel so generous. At the end of the landing is your principal master bedroom, a substantial double of well over 150 square feet, plushly carpeted, dual aspect and featuring a sleek high specification en suite shower room.

In here, fixtures and fittings are once again smart and contemporary, with a dedicated shower cubicle and large format grey tiling running from floor to hip.

Your next bedroom along is a generous sixty square foot single with more plush carpet underfoot, while at the end of the landing you have a large double, with your fourth bedroom currently in use as a smart home office - perfect for that all-important work/life balance.

Your family bathroom completes the first floor of this impressive property, with large format grey tiling, a P shaped shower bath and more of those signature pristine white walls, plus a wealth of natural light.



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