



Banwell Place | Heath And Reach | Leighton Buzzard | LU7 0FS

Asking Price £575,000

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Fine Homes Property are excited to present this luxurious three bedroom family home located on the prestigious Banwell Place cul-se-sac in the heart of Heath and Reach. Featuring an expertly curated mix of contemporary style and classic features. The accommodation includes, entrance hall, high spec kitchen breakfast room, dining room, living room, WC, utility room, three double bedrooms, en-suite and family bathroom. Enjoying a south facing garden, single garage and parking for up to three cars.

- Prestigious cul-de-sac of only 14 homes.
- Two generous reception rooms as well as a large kitchen breakfast room.
- Just under 1800 square feet.
- Three double bedrooms, en-suite and dressing area to master.
- High specification finish throughout.
- Built in 2015.
- Private south facing rear garden.
- Single garage and driveway parking for up to three cars.
- Less than a 10 minute drive to Leighton Buzzard town and mainline railway station.
- Moments' walk from Rushmere country park.

Banwell Place

Banwell Place is a small, carefully considered development of fourteen homes. Situated on Woburn Road, Heath & Reach with easy access to the A5 and main line services to London from Leighton Buzzard station. The layout and facilities are designed to suit a modern lifestyle, but within a traditional development to complement its village location. This is an opportunity to acquire the former show home which has been finished to an extremely high standard to include: window finishes, flooring, light fittings and ground floor furnishings. Viewing is essential to appreciate the quality finish provided.





About The Home

Kitchens: - Stylish bespoke kitchens in ivory gloss are complemented with quality appliances, including double oven and warming drawer, induction hob, extractor, fridge-freezer and dishwasher. Granite work surfaces with upstands behind. Low voltage pelmet lighting.

Bathrooms: - Contemporary white suites with chrome taps and chrome heated towel rails. Selected large format ceramic tiles to walls and floors. Quality chrome power showers.

Interior Finishes - Solid panel style doors. Chrome ironmongery throughout.

Heating & Insulation: - For comfort and efficiency these homes have a comprehensive gas fired central heating system with under floor heating to ground floor and thermostatic controls throughout. All homes are insulated to relevant regulations at the time of construction to give high levels of energy efficiency.

Electrical & Communication: - A generous supply of power sockets are provided throughout. Halogen recessed lighting to all ground floor rooms, bathroom and en-suite. Shaver points to bathroom and en-suite.

BT points are provided to kitchen and master bedroom.

Network cabling to all principal rooms.

Safety & Security: - Benefiting from a comprehensive alarm system. Mains supply smoke detectors to hall and landings with heat detectors to kitchen. Carbon dioxide sensors to lounge.

Landscaping: - A south facing mature rear garden with large patio perfect for entertaining, turfed area and a gated extra area to the rear through a gate up a few steps. Pedestrian door into the garage and a side gate leading to the driveway. To the front of the property there is a mature garden with lawn and shrubs.

Garage & Parking: - Single garage with pitched roof and driveway parking for up to three cars.

Your Local Area

Outside nature is not far away. Just a short walk from your front door you have the open green space of the local park, leading to the wild, endless greenery of Rushmere Country Park, 400 acres of heathland, woodland and meadows.

Village pubs and restaurants within a 5 minute walk include The Heath Inn, The Dukes Head and The Axe and Compass, while the heart of Leighton Buzzard is less than ten minutes' drive for all the amenities, shopping opportunities and nightlife you'd expect from this bustling market town.

If you ever want to venture further afield, you can be on the arterial A5 just three minutes after pulling out of your driveway.

Parents have a great choice of local schools, with more than thirty primary/secondary schools rated 'Outstanding' or 'Good' a short of drive away. There is a well regarded primary school in the village of Heath and Reach a short walk away. The school system in Bedfordshire is three tier with primary, middle and upper schools within easy reach of this popular village.

Finally, Leighton Buzzard station is less than ten minutes' drive, and offers regular fast trains that will whisk you straight to London Euston in thirty three minutes.

Entrance Hall

Kitchen

20'8" x 9'8" (6.3 x 2.95)

Dining Room

12'11" x 7'10" (3.96 x 2.39)

Living Room

18'4" x 12'4" (5.59 x 3.78)

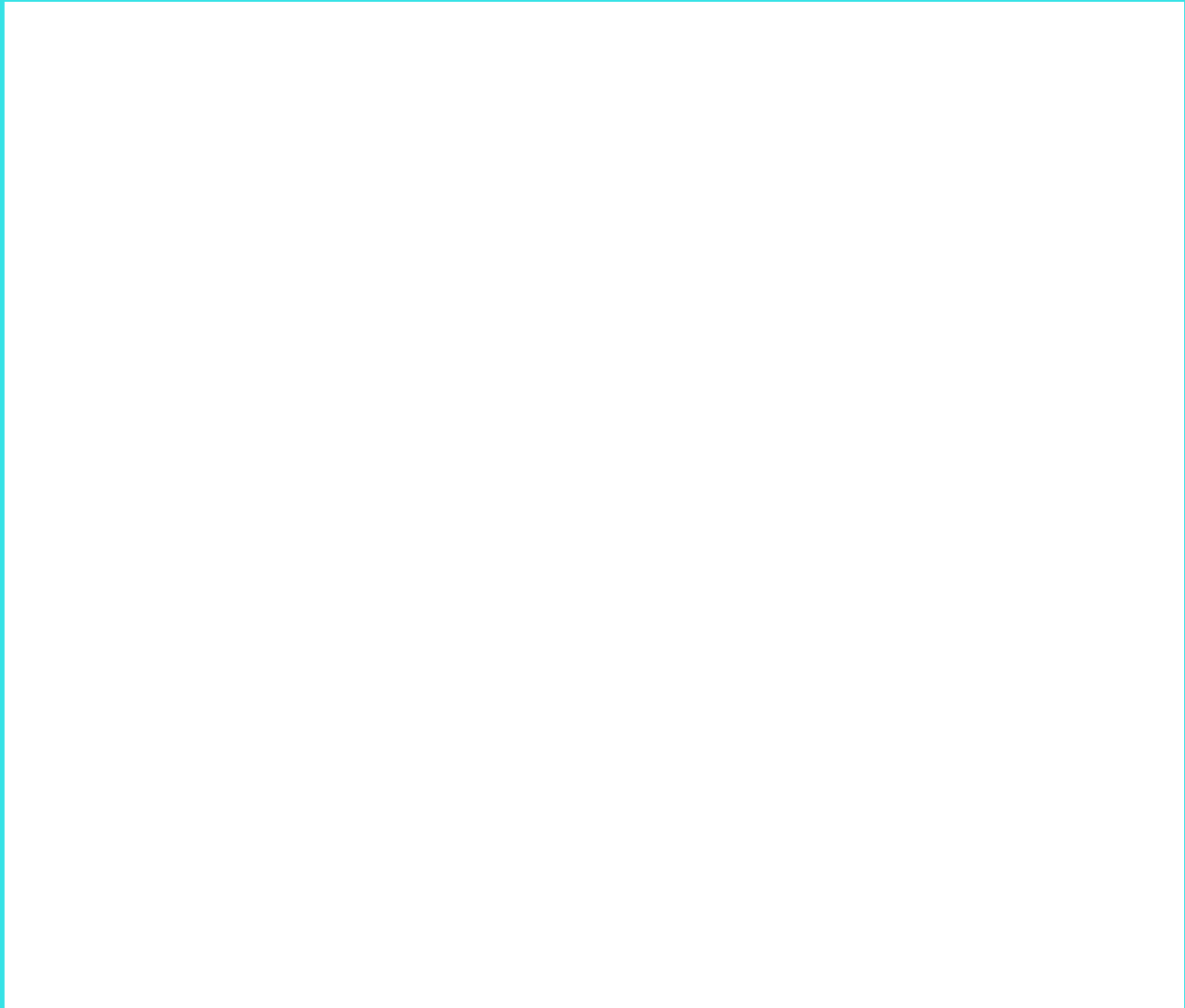
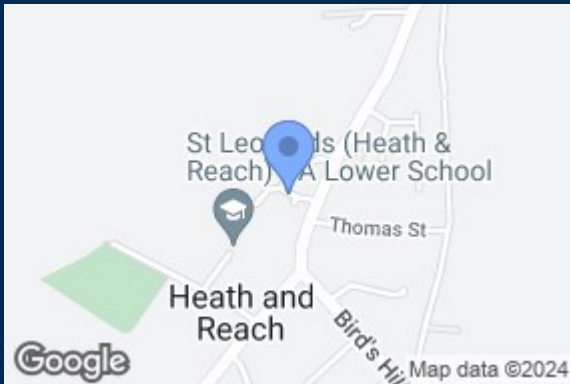
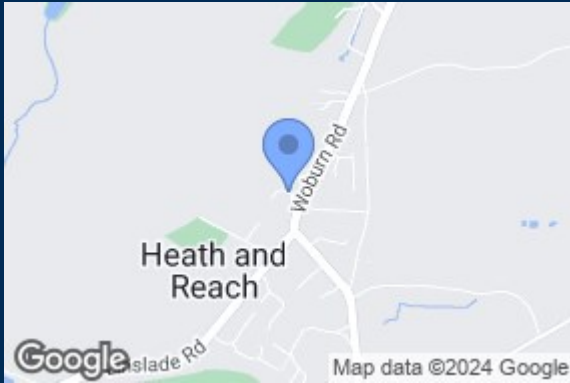
Utility Room

Cloakroom

Landing

Master Bedroom

19'5" x 14'4" (5.92 x 4.37)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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