



**Connells**

Cotefield Drive  
Leighton Buzzard



## Property Description

A truly exceptional home, perfectly positioned on a desirable corner plot, offering both space and style in abundance.

From the moment you enter, the beautifully designed ground floor sets the tone for modern family living.

At the heart of the home is a stunning open-plan lounge, dining, and kitchen area—thoughtfully laid out to create a seamless flow of light and space.

The contemporary kitchen features a central island, ideal for both entertaining and everyday life, while the adjoining lounge and dining areas provide a welcoming setting for relaxing or hosting guests.

As you move through, the property reveals a standout feature: a bespoke “man cave.” This additional space is complete with a fully functioning bar and TV area, creating the ultimate entertainment zone—perfect for social gatherings, game nights, or simply unwinding in your own private retreat.

Upstairs, the home continues to impress with four generously sized bedrooms. The principal bedroom benefits from its own stylish en suite, while the remaining rooms offer flexibility for family living, guests, or home working. A beautifully appointed family bathroom completes the upper floor with elegant finishes and a modern feel.

Externally, the property boasts a substantial garden, offering plenty of space for outdoor living. A large patio area provides the perfect setting for dining, relaxing, or entertaining in the warmer months. To the front and side, the corner plot position enhances privacy.

## Entrance Hall

Radiator. Under stairs storage. Tiled flooring.

## Cloakroom

Double glazed window. WC. Wash hand basin in vanity unit. Tiled flooring.

## Lounge/ Kitchen / Diner

Lounge Area.

Double glazed window. Carpeted flooring.

## Kitchen Area.

French doors to garden. Fitted kitchen with wall and base units. Island with sink. 5 ring gas hob with cookerhood over. Integrated double oven. Integrated fridge freezer. Radiator. Plumbing for dishwasher. Tiled flooring. Built in 28" TV.

### Dining Area.

Patio doors to garden. Radiator. Teak parquet flooring.

### Utility Room

Double glazed window. Plumbing for washing machine. Radiator. Space for tumble dryer. Wall units. Boiler. Seperate double glazed door leading to side garden nook (perfect for a rotary line so it doesnt take up your garden)

### Entertainment Room

Double glazed window and double glazed door to side. Built in bar. Stainless steel sink. Plumbing for dishwasher. Space for fridge. Radiator. Oak flooring. Has previously been used as a bedroom with ensuite (plumbing concealed) as well as a work space for hair dressing where the side gate and door came in very useful.

### Bedroom One

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring. Walk in wardrobe.

### En-Suite To Bedroom One

Double glazed window. Roll top bath. Shower cubicle with power shower. Wash hand basin in vanity unit. WC. Heated towel rail radiator. Wood flooring.

### Bedroom Two

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

### Bedroom Three

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

### Bedroom Four

Double glazed window. Radiator. Carpeted flooring.

### Bathroom

Double glazed window. P shape bath with shower over. Heated towel rail radiator. his and hers wash hand basin in vanity unit. Wooden flooring. Tiling to water sensitive areas.

### Outside

#### Front Garden

Block paved driveway. Mature tree and bushes. Laid to lawn.

#### Rear Garden

Paved patio area. Laid to lawn. Wooden panelled fencing to borders.

### Agents Note

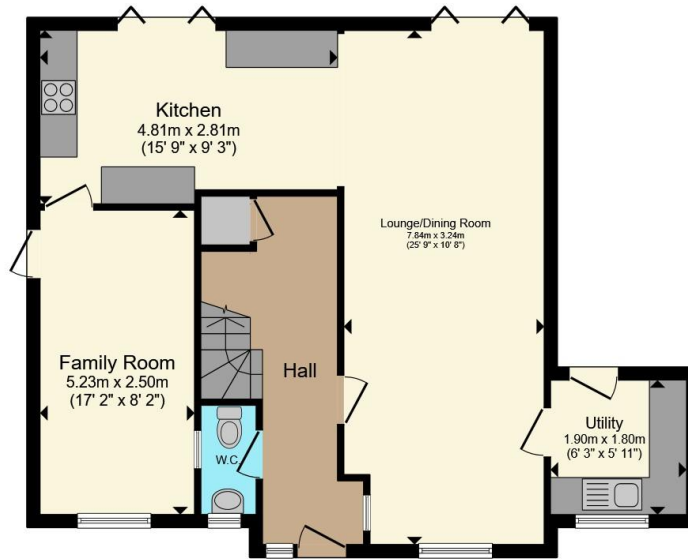
#### PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an employee of Connells Estate Agents.

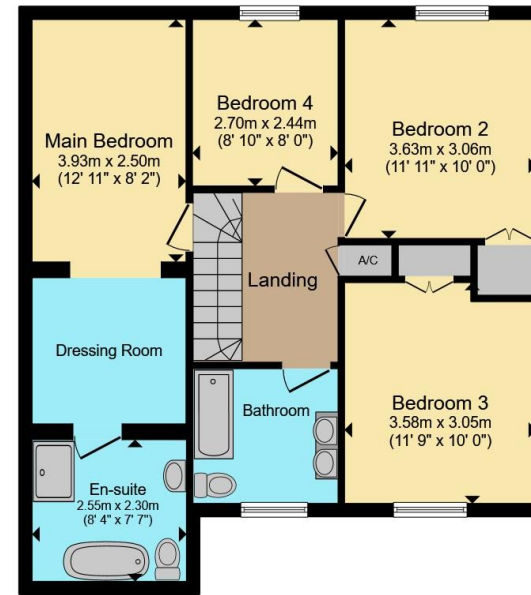








**Ground Floor**



**First Floor**

Total floor area 138.1 m<sup>2</sup> (1,487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**check out more properties at [connells.co.uk](http://connells.co.uk)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311648 - 0007