



**Coal Drops Yard, Stubbs Close, Stewkley,
Leighton Buzzard, LU7 0BS**

welcome to

Coal Drops Yard, Stubbs Close, Stewkley, Leighton Buzzard

INCENTIVES AVAILABLE. Plot 6 is a beautifully designed three - bedroom mid-terraced home at the edge of Stewkley village, traditionally built with handmade bricks and natural slate, combining heritage craftsmanship with modern comfort. CALL BROWN AND MERRY TO BOOK YOUR VIEWING TODAY!

Lounge

Door to the front, stairs to the first floor, underfloor heating and triple-glazed sash window to the front. Doors to the cloakroom and kitchen/diner.

Cloakroom

Wash hand basin set in a vanity unit and low-level WC with integrated flush. Underfloor heating.

Kitchen / Diner

Fitted with a mix of wall and base units with work surface over, sink with drainer and integrated appliances. Space for a dining table and chairs. Under stairs storage. triple-glazed windows to the rear and triple-glazed double-doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobe with hanging space and storage, radiator and triple-glazed window to the rear. Door to the en-suite.

En-Suite

Wash hand basin with drawer under, low-level WC and a shower cubicle. Triple-glazed obscured window to the rear.

Bedroom Two

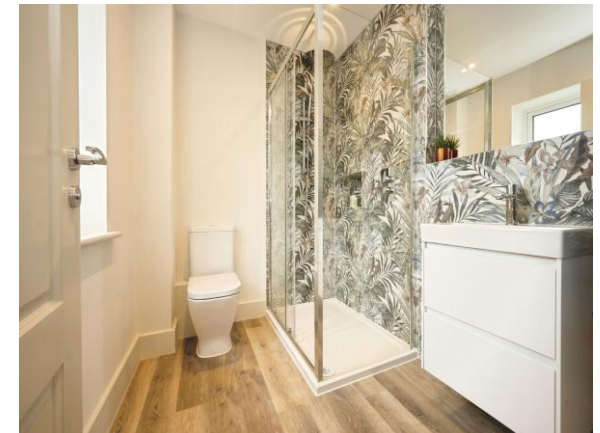
Built-in wardrobe with hanging space and storage, radiator and triple-glazed sash window to the front.

Bedroom Three / Study

Radiator and triple-glazed sash window to the front.

Bathroom

Partially tiled with a wash hand basin with drawers under, low-level WC, bath and shower cubicle, Triple glazed obscured window to the side.





Outside Rear Garden

Rear garden laid to lawn with patio and shrub borders, gate to rear parking area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note also that the images shown are of a show home and are intended for illustrative purposes only; the layout, design, fixtures, fittings, and overall specification of individual plots may vary.

Whilst we endeavour to ensure that all details are accurate and up to date, we cannot accept responsibility for any errors, omissions, or inaccuracies.



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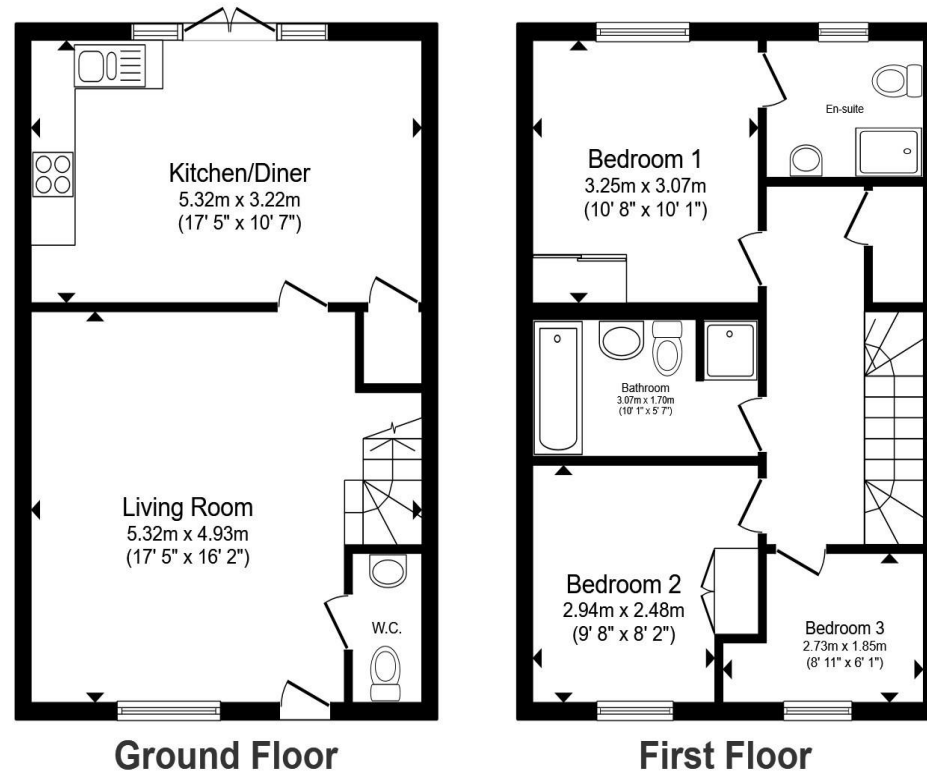


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- EV charging points and off-street parking
- Canadian Wood porcelain tiles throughout the ground floor giving a timeless wood-effect finish
- Constructed in handmade brick with natural Spanish slate roofs
- Triple-glazed windows throughout
- Resin-bound gravel driveways and landscaped entrance

Tenure: Freehold EPC Rating: Exempt



Total floor area 87.0 m² (937 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



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Property Ref:
LBZ109980 - 0005

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