



60 Norman Road, Barton-Le-Clay, Bedfordshire, MK45 4QA  
£525,000





## 60 Norman Road, Barton-Le-Clay, Bedfordshire, MK45 4QA

**\*\* Exclusive to PR Property \*\*** For sale with NO UPPER CHAIN is this extended four-bedroom house which offers great living space and is beautifully presented throughout. The ground floor features a generous kitchen/dining room measuring 18'5" by 15'6", designed for sociable living with bi-fold doors leading onto the garden. Additionally, there's a family room and a separate living room, alongside a shower room and integral garage. Upstairs, four bedrooms are complemented by a family bathroom, offering comfortable accommodation for all the family. With bright, flexible spaces and practical layout, this home is ready to meet modern family needs in a charming village setting.





**GROUND FLOOR**

**ENTRANCE HALL**

**LIVING ROOM 13'9" X 11'1" (4.19M X 3.39M)**

**KITCHEN/DINING ROOM 18'5" X 11'1" (5.62M X 3.39M)**

**FAMILY ROOM 14'3" X 7'3" (4.34M X 2.22M)**

**SHOWER ROOM**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 10'0" X 11'7" (3.04M X 3.53M)**

**BEDROOM 2 12'10" X 9'4" (3.92M X 2.84M)**

**BEDROOM 3 9'11" X 8'0" (3.02M X 2.44M)**

**BEDROOM 4 9'3" X 7'3" (2.81M X 2.22M)**

**BATHROOM**

**GARAGE 10'0" X 7'5" (3.04M X 2.26M)**

**OUTSIDE**

**ON DRIVE PARKING FOR 4 CARS**

**LARGE SOUTH / WEST FACING REAR GARDEN**





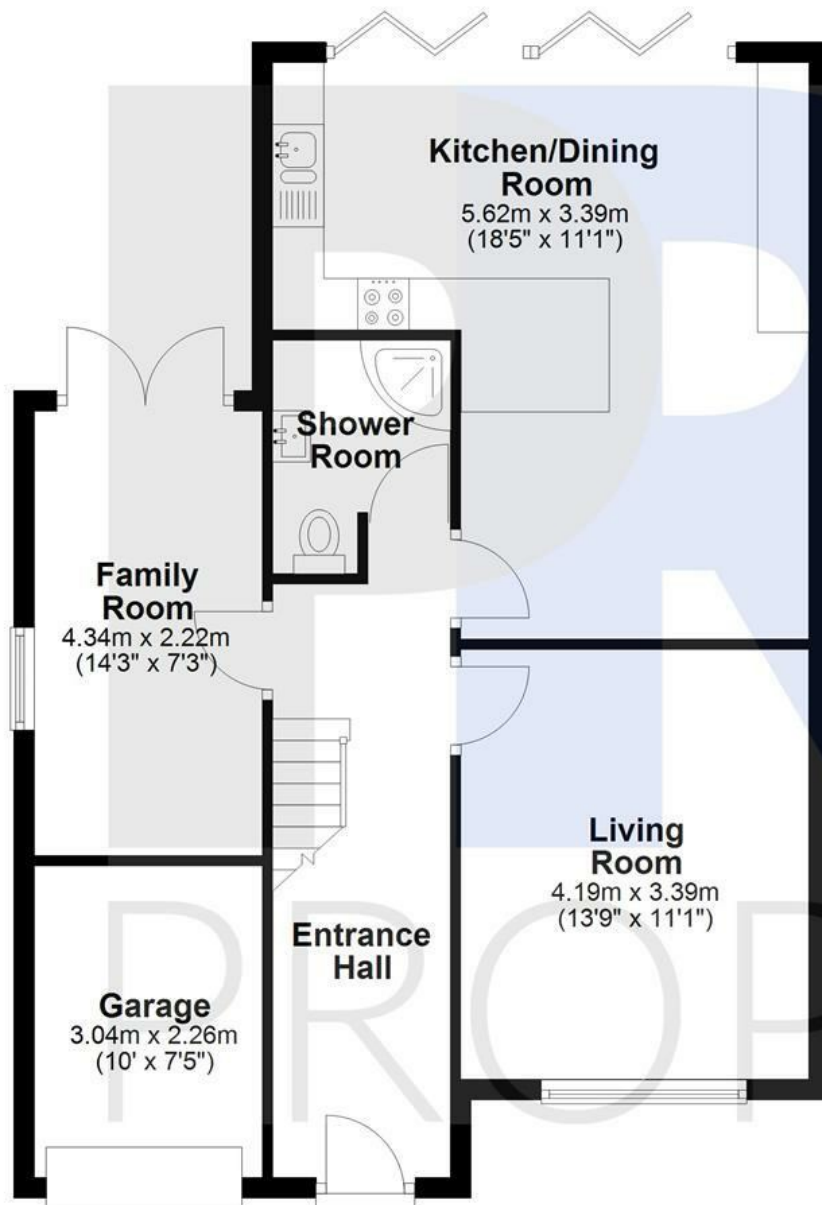






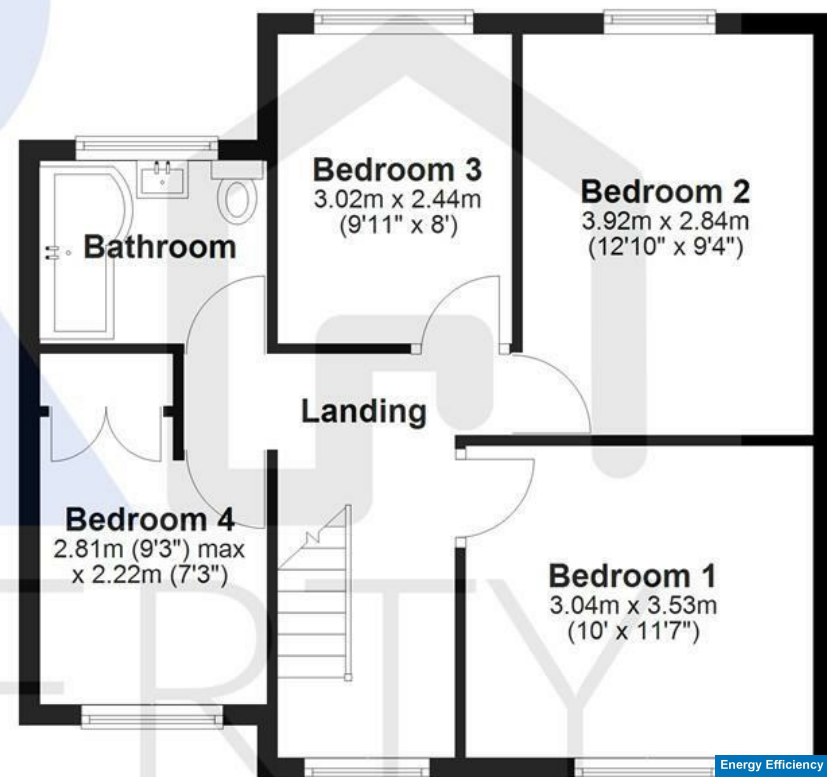
## Ground Floor

Approx. 70.9 sq. metres (762.9 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 120.5 sq. metres (1296.7 sq. feet)

**60 Norman Road**

Kingham House, 1 Kingham Way, Luton LU2 7RG Tel: 01582 720777 Email: info@pandrproperty.co.uk

[www.pandrproperty.co.uk](http://www.pandrproperty.co.uk)

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