



NOVA
ESTATE AGENTS



60 Gatehill Gardens

, Luton, LU3 4EZ

Offers in excess of £600,000



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Presenting an exceptional four bedroom detached family home in the sought after Barton Hills area. Spanning approximately 1850 sqft, this thoughtfully designed residence offers modern family living, comfort and convenience.

The home offers a spacious kitchen, utility room, cloakroom, separate dining room, and office. The interior boasts contemporary elegance, featuring a stylishly refurbished cloakroom, family bathroom, and a master bedroom with en suite. A 24ft living room leads to a verdant rear garden, through patio doors to the side there is a double garage and ample driveway parking. Upstairs comprises of four generously sized bedrooms, including master with en suite and fitted wardrobes.

Advanced home efficiencies include double glazed windows, solar panels, and gas central heating. Outside, a South/West facing rear garden with patio complements the attractively laid lawn.

With approved planning permission for expansions, including a two storey side extension, a single storey rear extension, and a front porch, its potential is further enhanced and would be suitable for a family's forever home.

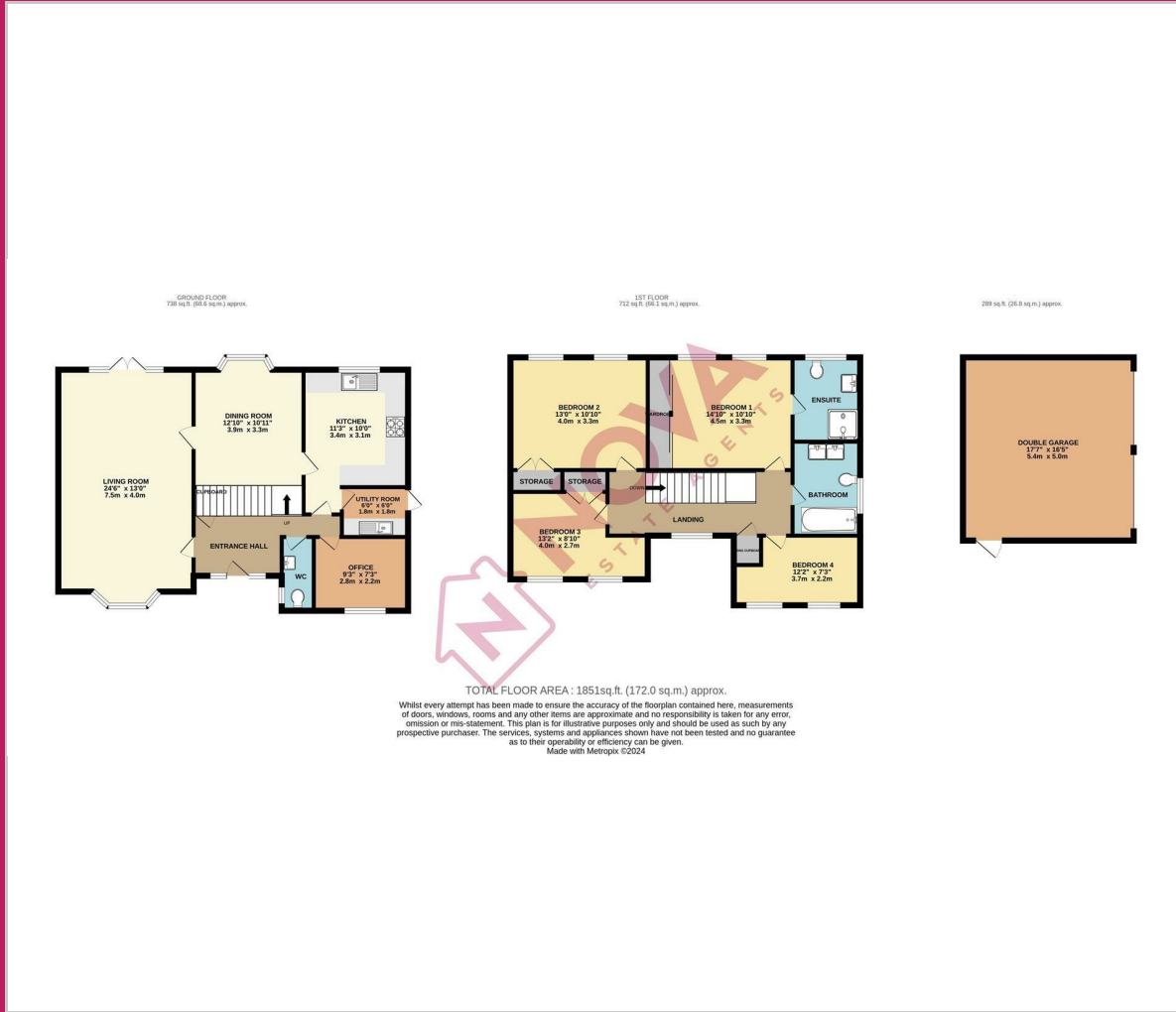
Nestled in the Barton Hills neighborhood, this property offers





a serene yet vibrant lifestyle. Enjoy open parkland, nearby supermarkets, schools, and community amenities. Discover the warmth and character of Gatehill Gardens, contact us to make it your next home!

Floor Plan



Viewing

Please contact our Nova Estate Agents Luton Office on 01582 250111 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

