



8 Nicholls Close
Barton-Le-Clay, MK45 4JN



Bradley Cooper
Partnered With
Simpsons
Property Experts

Situated within the highly desirable village of Barton-Le-Clay is this impressive four double bedroom detached family home which offers a perfect blend of comfort and convenience. The property boasts a modern design, spacious accommodation over both floors and is well-suited for family living.

Upon entering, the property comprises of a hallway with stairs leading to the first floor, cloakroom housing WC and hand basin, spacious yet bright and airy living room which provides ample space for relaxation and entertainment. There is also a larger than average 22FT kitchen/diner with several wall to base fitted units and integral appliances. Furthermore the ground floor comprises of a delightful conservatory at the rear, allowing natural light to flood in and offering a serene space to enjoy the garden views. The first floor of this family home comprises of four generously sized double bedrooms, ensuring that everyone has their own private retreat. There is also a newly re-fitted family bathroom suite and en-suite shower room to bedroom one.

The exterior of the home is equally impressive, featuring a good sized fully enclosed rear garden which is mainly laid lawn with landscaped borders and paved patio seating area. To the front there is a driveway that accommodates parking for several vehicles, along with an integral garage for additional storage, the garage also has electrics and lighting.

This detached family home is an ideal choice for families seeking a spacious and well-located home in Barton-Le-Clay. With its modern features and proximity to local conveniences, it presents a wonderful opportunity for those looking to settle in a welcoming community.

The location is particularly advantageous, as it is within walking distance to all local amenities, making daily errands and leisure activities easily accessible.

Do not miss the chance to make this delightful property your new family home.

£550,000



4



3



3





MAIN AREA: APPROX. 97.9 SQ. METRES (1053.5 SQ. FEET)
PLUS GARAGES: APPROX. 11.0 SQ. METRES (118.1 SQ. FEET)

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantee, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.
Plan produced using PlanUp



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





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