



DG
Property
Consultants
Estd. 2000



Nicholls Close, Barton-Le-Clay, Bedford, Bedfordshire MK45 4JN

Offers In Excess Of £550,000

Positioned in a cul-de-sac of Nicholls Close, close to the hub of the village, this superb four double bedroom detached family home in the desirable village of Barton-Le-Clay. Offering spacious accommodation throughout, this property is perfect for families seeking comfort and convenience modern living. Upon entering the bright entrance hallway that leads to a cloakroom onto the good size living room that open into a delightful conservatory, creating a seamless flow between indoor and outdoor living. The heart of the home is undoubtedly the impressive 22-foot kitchen/diner, which boasts ample room for a dining table, numerous wall and base units, and generous kitchen work space along with integral appliances enhance the functionality of this inviting space.

The first floor comprises four generously sized bedrooms, with the master suite benefiting from a newly re-fitted en-suite shower room. Three of the bedrooms are thoughtfully fitted with wardrobes, family bathroom has also been recently updated.

Externally, the property features a fully enclosed rear garden, predominantly laid to lawn, paved patio area, while side access leads to the front of the property. The front garden is neatly laid to lawn and includes a driveway accommodating several vehicles, alongside a garage with utility area.

Offered with no upper chain.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor Accommodation

Entrance Hall



Composite entrance door, single radiator, wooden laminate flooring, double power point(s), built-in under-stairs storage cupboard, doors to kitchen/dining room, cloakroom & living room, carpeted stairs to first floor landing.

Cloakroom



UPVC double glazed window to front, refitted suite, pedestal wash hand basin, low-level WC and chrome heated towel rail, full height ceramic tiling to all walls.

Living Room

11'6" x 14'10" (3.51m x 4.53m)



Double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, double glazed patio door to conservatory.

View of Living Room



View of Living Room



Brick & UPVC Conservatory

10'2" x 10'3" (3.09m x 3.13m)



Half brick and uPVC double glazed construction with uPVC double glazed windows, double glazed polycarbonate roof, power and light connected, double radiator, wooden laminate flooring, double doors to the rear garden.

Kitchen/Dining Room

22'6" x 8'0" (6.86m x 2.45m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in integrated dishwasher, space for fridge/freezer and space & plumbing for a automatic washing machine, built-in eye level electric fan assisted double oven, four ring gas with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), textured ceiling, double doors to living room, door to rear garden.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room

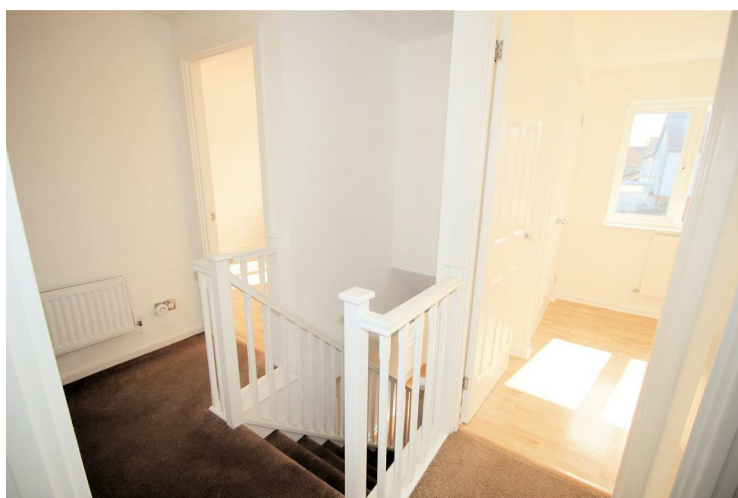


View of Bedroom 1



First Floor Accommodation

Landing



Single radiator, fitted carpet, double power point(s), access to all first floor room.

Bedroom 1

9'3" x 11'0" (2.81m x 3.36m)



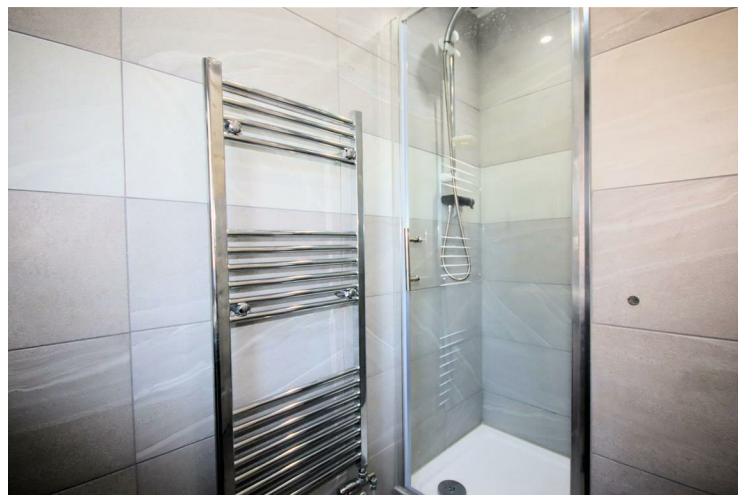
UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, wooden laminate flooring, double power point(s), textured ceiling, double door, door to en-suite shower room.

En-suite Shower Room



Recently refitted with three piece suite comprising recessed tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and full height tiling to all walls, chrome heated towel rail, uPVC double glazed window to side.

View of En-suite Shower



Bedroom 2

9'8" x 10'6" (2.95m x 3.21m)



UPVC double glazed window to front, built-in double wardrobe(s), radiator, wooden laminate flooring, double power point(s), textured ceiling.

View of Bedroom 2



Bedroom 3

9'8" x 8'10" (2.95m x 2.69m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, wooden laminate flooring, double power point(s), textured ceiling.

View of Bedroom 3



Bedroom 4

9'3" x 9'6" (2.81m x 2.89m)



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

Family Bathroom



Recently refitted with three piece suite comprising panelled bath with independent power shower over and with glass screen, pedestal wash hand basin and low-level WC, full height ceramic to all walls, chrome heated towel rail, extractor fan, uPVC double glazed window to side.

View of Family Bathroom



Rear Garden



View of Family Bathroom



View of Rear Garden



Outside of the property

Front Garden & Drive



View of Rear Garden



Single Garage



Integral single garage with power and light connected, Up and over door.

Utility Area: Plumbing for automatic washing machine, space for a tumble dryer.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

MISDESCRIPTIIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

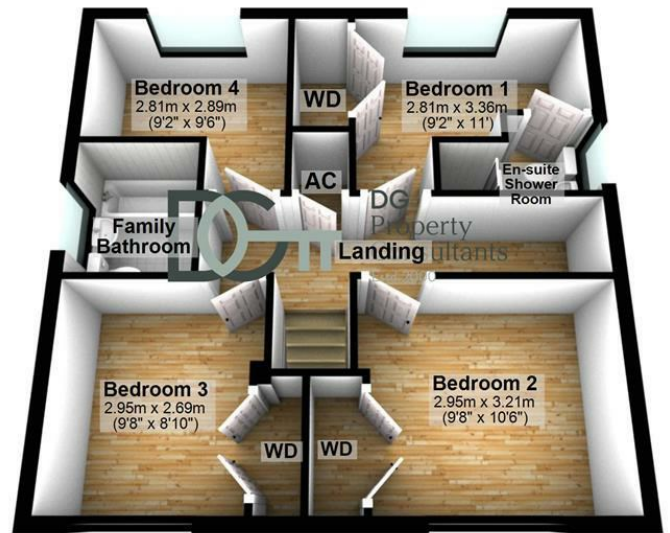
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

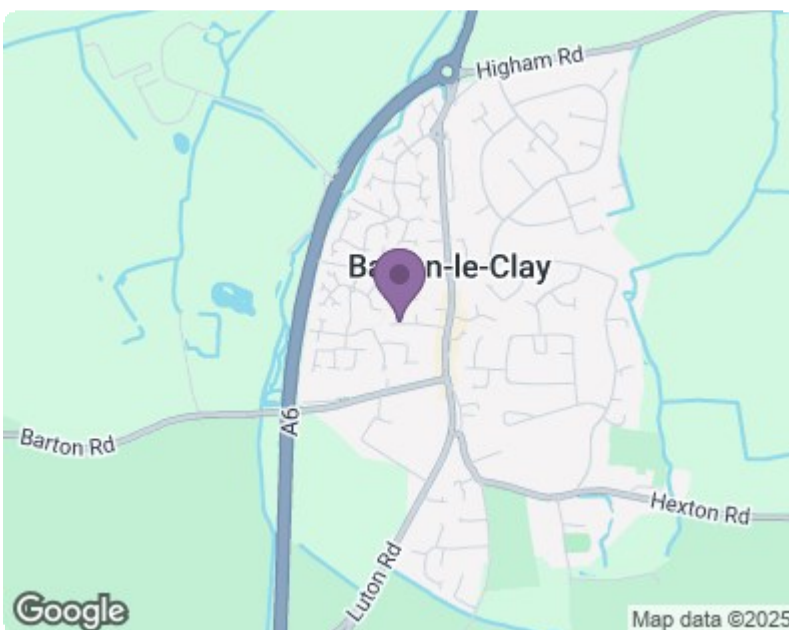
Ground Floor



First Floor



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

