

for sale

£485,000



## Hexton Road Barton-Le-Clay Bedford MK45 4JZ

In summary, this 2 bedroom detached home offers a blend of comfort, convenience, and potential for personalisation. Its spacious interior, sizable garden, and proximity to transportation and amenities make it an exceptional choice for families or individuals seeking a versatile living space.





# Hexton Road Barton-Le-Clay Bedford MK45 4JZ

## Entrance / Hallway

Door to front, situated at the side of the property, double glazed window, hallway leading to ground floor rooms and stairs rising to first floor, under stairs storage cupboard.

## Cloak Room

Low level wc, hand wash basin, radiator, opaque double glazed window to side aspect.

## Kitchen

12' 11" x 14' ( 3.94m x 4.27m )

Wall to base fitted units, stainless steel sink with drainer, space for fridge freezer, breakfast bar, easy clean work surfaces, ample storage, integrated oven and hob with an extractor fan above, plumbing for washing machine. Double glazed window to rear garden.

## Living Room

16' 1" x 14' 5" ( 4.90m x 4.39m )

Large double glazed window to front aspect feature fire place, radiator,

## Dining Room

13' 11" x 9' 11" ( 4.24m x 3.02m )

French doors to rear garden, radiator. Also could be used as a third bedroom.

## First Floor

## Landing

Doors to bedrooms and bathroom. Loft access, loft has power and integrated ladder.

## Bedroom 1

14' 9" x 9' 8" ( 4.50m x 2.95m )

Storage to the eaves, radiator, double glazed window to the front aspect.

## Bedroom 2

12' 1" x 10' ( 3.68m x 3.05m )

Storage to the eaves, radiator, double glazed window to rear aspect, fitted wardrobes.

## Bathroom

Panelled bath with mixer taps and shower over, low level wc, hand wash basin, Double glazed opaque window to side aspect, hand towel radiator.

## Garage

Up and over garage door, electricity.

## Outside

## Front Garden

Block paved driveway for multiple vehicles, space for potted plants, flower bed borders with mature shrubs and plants, side gate access.



**Rear Garden**

Landscaped garden with lawn and two paved patio areas, flower bed borders, wooden shed, side gate access.









**Ground Floor**

**First Floor**

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.focalagent.com

To view this property please contact Connells on

**T 01525 712 271**  
**E flitwick@connells.co.uk**

Unit 9 Russell Centre Coniston Road Flitwick  
 BEDFORD MK45 1QY

Property Ref: FLI304971 - 0005

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/FLI304971](http://connells.co.uk/Property/FLI304971)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)