

for sale

£470,000



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.



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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

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Property Ref: FLI304971 - 0006

Tenure: Freehold

EPC Rating: D

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