



Nestled on Luton Road in the charming village of Barton-Le-Clay, this delightful and fully detached traditional family home offers a perfect blend of space and comfort. The property boasts a generous garden plot, providing ample outdoor space for family activities and relaxation.

In summary, this extended family home presents a wonderful opportunity for those seeking a spacious and versatile living environment in a picturesque setting. With its ample accommodation and charming outdoor space, it is sure to appeal to families and individuals alike.

Upon entering, you are welcomed into a spacious hallway that leads to three inviting reception rooms. The sitting room is perfect for quiet evenings, while the dining room offers an ideal setting for family meals and entertaining guests. The heart of the home is the large rear aspect living area, which is semi-open plan to the dining room and kitchen, creating a warm and inclusive atmosphere for gatherings.

This residence features three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The family bathroom is conveniently located, alongside a ground floor cloakroom for added practicality.

The delightful rear garden is a true highlight, offering the perfect space to unwind, play, or host summer barbecues.

Entrance Porch

Hardwood part glazed door to the front aspect. Porthole window to the front aspect. Tiled floor. Glazed door leading to:

Entrance Hall

Providing access to all ground floor accommodation with a radiator, exposed floor timbers and stairs rising to the first floor accommodation. Under stair storage cupboard.

Cloakroom

Fitted to comprise a w/c with a concealed cistern and a wash hand basin. Double glazed window to the side. Fully tiled walls and tiled floor.



Living Room

Feature double glazed walk in bay window to the front aspect and feature fire place with open fire. Radiator. Fitted carpet.



Dining Area

Open plan to the rear aspect sitting room with a feature fire place and surround. Exposed brickwork to one wall. Exposed floor timbers. Ornate coving. Radiator.



Rear Aspect Sitting Room

Twin sliding patio doors leading to the rear garden. Two radiators. Wood laminate flooring. Tv point.



Kitchen

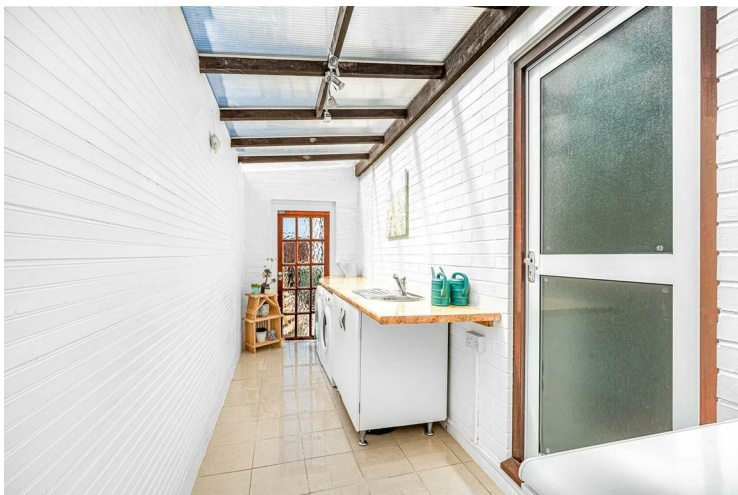
Semi open plan to the rear aspect sitting room and fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1

and 1/2 drainer sink unit. Space for a free standing oven. Space for a fridge / freezer. Double glazed window to the side aspect. Part tiled walls.



Side Hall / Utility

Glazed doors to the front and rear aspects. Base level units with work surfaces over. Space and plumbing for a washing machine. Space for a tumble dryer. Tiled floor.



Landing

Providing access to all first floor accommodation with double glazed windows to the front and side aspects. Hatch to the loft. Exposed floor timbers.

Bedroom One

Feature double glazed walk in bay window to the front aspect and feature fire place. Radiator. Fitted carpet.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet.



Bedroom Three

Double glazed window to the rear aspect. Radiator. Exposed floor timbers.



Bathroom

Tastefully fitted to comprise a 'P' shaped shower bath with mains fed shower over and glass screen. W/c. Wash hand basin. Fully tiled walls and tiled floor. Double glazed window to the side.



To the Front

Laid to shingle and hard standing to provide ample off road parking.



View From The Front

There are open field and far reaching views of Sharpenhoe Clappers to the front of the property.



Rear Garden

A large mature and beautifully presented garden laid mostly to lawn. Large patio area adjacent to the rear of the home. Mature shrubs, bushes and trees. Pergola.



Shed, Workshop & Store

Located at the top of the garden is a large wooden building that provides potential for a multitude of uses but is currently being used as a games room and part workshop with light and power

NB

Services and Appliances have not been tested.

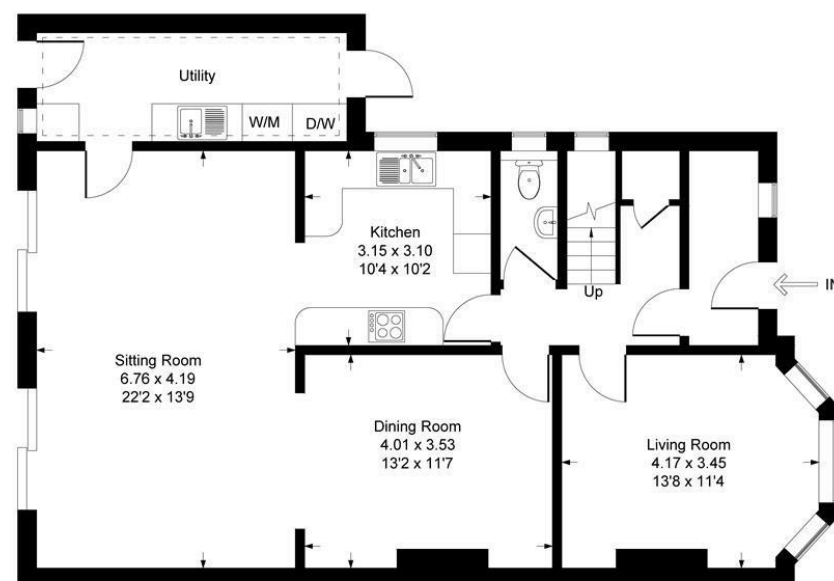
Viewings

By appointment through Bradshaws

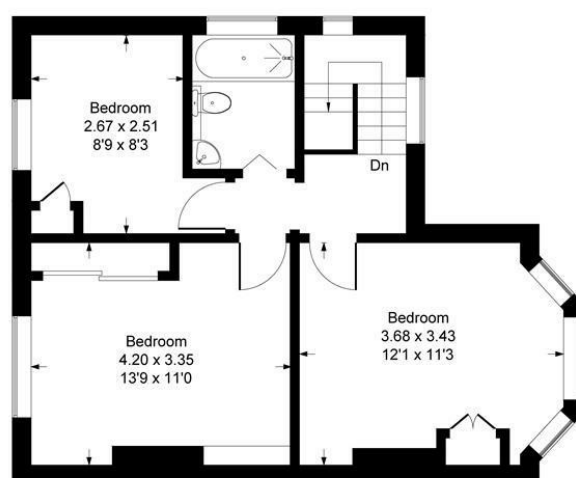
Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 144.09 sq m / 1551 sq ft



Ground Floor



First Floor

Illustration for identification purpose only, measurements approximate, and not to scale.

