



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashdown Close, Barton Seagrave NN15

"Designer Living"

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"Designer Living"

This exceptional, extended detached home occupies a discreet setting within this small, select cul de sac within desirable Barton Seagrave. Schooling, shops, bus routes and Wicksteed Park are within easy reach. The stylish interior includes an entrance hall, cool white guest cloakroom, generous living room with bay window and a fabulous free flowing kitchen/dining/family room with specialist worksurfaces and select integrated appliances. Upstairs the bathroom is stunning, the four bedrooms are great sizes, three of which are double sized, the main bedroom with ensuite shower room. Gas central heating and UPVC double glazing completes the inside. A block paved driveway provides parking for three/four cars, the rear garden has been landscaped, arranged with easy care in mind and there is a fabulous study/games room complete with heating ideal for home working within the back of the former garage. An exceptional home and setting!

Living Room - 4.32m x 3.73m (14'2" x 12'3")

Office - 3.38m x 2.51m (11'1" x 8'3")

Kitchen/Dining Room - 6.48m x 3.86m (21'3" x 12'8")

Bedroom 1 - 4.39m x 2.59m (14'5" x 8'6")

Bedroom 2 - 3.66m x 3.05m (12'0" x 10'0")

Ensuite - 3.56m x 1.37m (11'8" x 4'6")

Bedroom 3 - 4.06m x 2.31m (13'4" x 7'7")

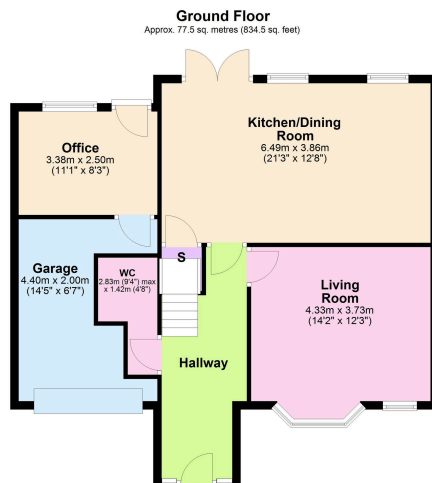
Bedroom 4 - 4.44m x 2.69m (14'7" x 8'10")

Bathroom - 2.49m x 1.63m (8'2" x 5'4")

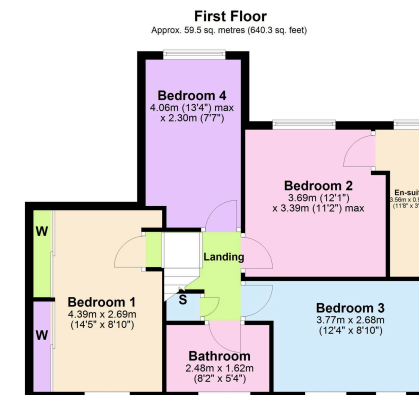




- Detached
- Private gardens
- Garage
- High quality interior
- COUNCIL TAX: D
- Four bedrooms
- Off road parking
- Cul-de-sac location
- EPC RATING: D



Total area: approx. 137.0 sq. metres (1474.8 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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