



4 High Farm Close , Carlton, TS21 1AN

This impressive and substantially extended detached home enjoys a peaceful position within an exclusive cul-de-sac of just four properties, set in the heart of the highly desirable village of Carlton. Offered for sale with no chain, the property has undergone recent improvements including newly fitted carpets and a high quality kitchen refurbishment, creating a comfortable, modern living space ready for its next owners.

The generous lounge is a standout feature, offering an open plan layout with a large bay window at one end and double French doors at the other, leading into a bright conservatory. The newly installed Shaker-style kitchen offers an excellent setting for cooking and hosting, finished with quartz worktops, a matching island with sockets, Belfast sink, and an extensive range of integrated Bosch appliances including two ovens, two warming drawers, a dishwasher, fridge/freezer, and a five-ring gas hob. An open plan dining area adds flexibility to the layout. The ground floor is completed by a useful utility room and a handy WC.

The spacious first floor landing leads to five bedrooms and the family bathroom. Bedrooms two and three enjoy access to a recently installed Jack and Jill bathroom complete with double sink and shower, while the master bedroom benefits from its own private en-suite. The south facing rear garden offers excellent privacy, with mature borders and a generous patio area that can be accessed from both the utility room and the

£450,000

4 High Farm Close

, Carlton, TS21 1AN



- DETACHED HOUSE
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY WITH AMPLE PARKING SPACE
- DOWNSTAIRS WC
- 5 BEDROOMS
- SOUTH-EAST FACING REAR GARDEN
- CONSERVATORY
- NO CHAIN
- CUL DE SAC LOCATION
- EV CHARGING POINT

PORCH

HALL

LOUNGE

30'10" x 13'4" (9.40m x 4.06m)

KITCHEN/DINING ROOM

31'7" x 12'7" (9.63m x 3.84m)

CONSERVATORY

10'7" x 10'4" (3.23m x 3.15m)

UTILITY ROOM

7'7" x 7'6" (2.31m x 2.29m)

WC

BEDROOM ONE

11'3" x 10'5" (3.43m x 3.18m)

EN SUITE

8'7" x 6' (2.62m x 1.83m)

BEDROOM TWO

11'3" x 10'6" (3.43m x 3.20m)

JACK AND JILL BATHROOM

8'2" x 7'9" (2.49m x 2.36m)

BEDROOM FOUR

13'4" x 8' (4.06m x 2.44m)

BEDROOM THREE

11'6" x 9'11" (3.51m x 3.02m)

BEDROOM FIVE

10'7" x 8'6" (3.23m x 2.59m)

BATHROOM

7'4" x 6'3" (2.24m x 1.91m)

GARAGE

AML PROCEDURE



Directions



Gowland White



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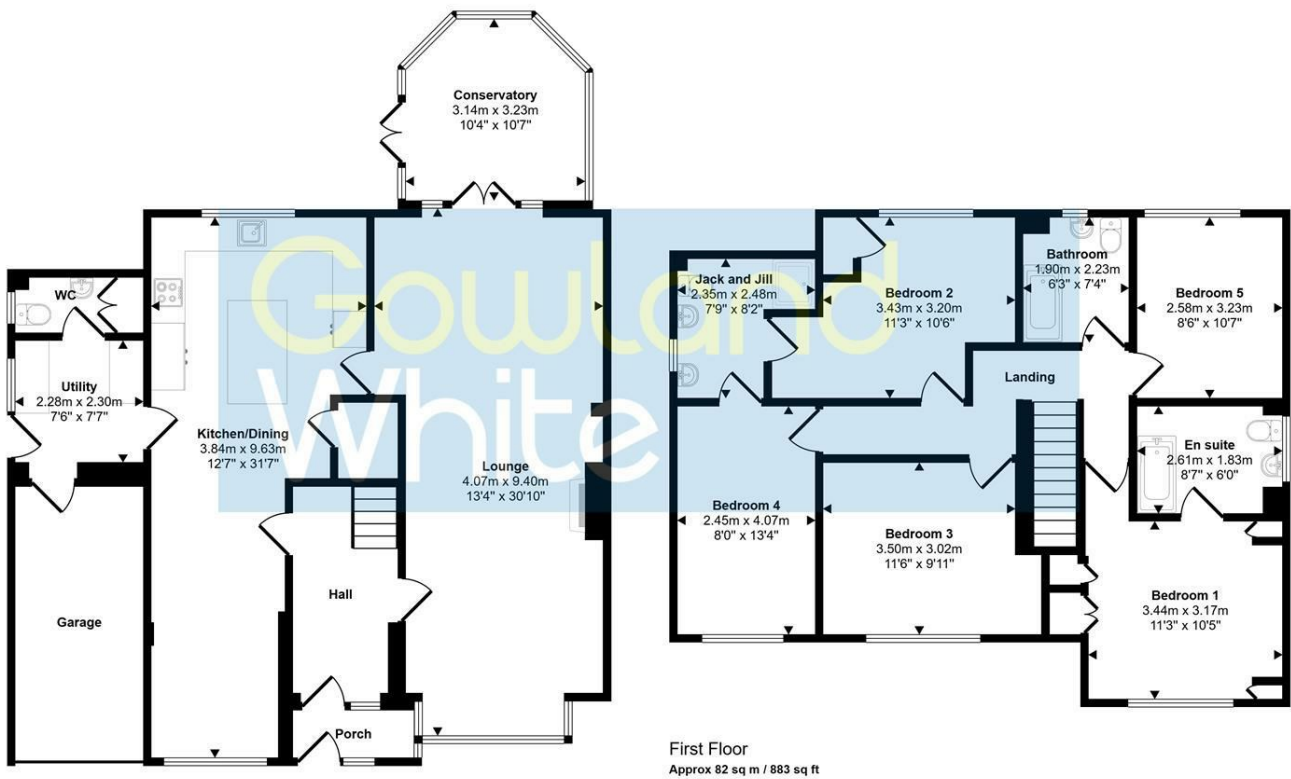


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Floor Plan

Approx Gross Internal Area
188 sq m / 2028 sq ft



Ground Floor
Approx 106 sq m / 1145 sq ft

First Floor
Approx 82 sq m / 883 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| 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 | | 70 | 78 |
| | | EU Directive 2002/91/EC | |