





ASPEN CLOSE, GREAT BARTON,
IP31 2RN

OIEO £350,000
FREEHOLD

Offered to the market chain free, this spacious link-detached home occupies a quiet cul-de-sac position within the popular village of Great Barton. The property offers well-proportioned accommodation comprising two reception rooms, a good-sized kitchen and a conservatory overlooking the rear garden. Upstairs, there is a generous master bedroom, two further bedrooms, a shower room with WC and a separate cloakroom. Outside, the front garden is mainly laid to lawn, with a driveway providing off-road parking and leading to a double-length garage. The enclosed rear garden features attractive rose borders, while an additional office space has been created at the end of the garage, ideal for those working from home.

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ASPEN CLOSE

• No Onward Chain • Double Length Garage & Driveway • Separate Study & Conservatory With Views Of The Garden • Oil Fired Central Heating • Three Generous Sized Bedrooms • Separate Dining Room • Cloakroom & Modern Shower Room • Large Enclosed Rear Garden • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





Front Porch
UPVC door. Glazed full length glass panels. Window to side.

Entrance Hall
Welcoming entrance hall with stairs to first floor. Radiator.

Sitting Room
Spacious room with electric fireplace and surround. Sliding patio doors into the conservatory. Window to front. Two radiators.

Conservatory
Full length glazed windows with French doors opening directly to the garden. Ceiling fan.

Dining Room
Dual aspect windows to front and side. Radiator.

Kitchen
With a wide range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Built in eye level double oven, electric hob and extractor hood over. Space for washing machine and tumble dryer. Window and door to rear. Radiator. Opening to the pantry with space for a fridge freezer and built in shelving.

Landing
Window to rear.

Bedroom 1
Generous sized double room with fitted wardrobes. Dual aspect windows to front and rear. Two radiators.

Bedroom 2
Double room with dual aspect windows to front and side. Radiator.

Bedroom 3
Generous sized single room. Window to front. Radiator.

Cloakroom
WC and pedestal wash basin. Window to rear. Radiator.

Shower Room
WC and vanity wash basin. Corner shower cubicle. Airing cupboard. Window to rear. Radiator.

Outside

Front Garden
The front garden is laid to lawn with shrub borders and pathway to the front door. Driveway leading directly to the garage.

Rear Garden
Fully enclosed by fencing and established hedging. The garden is mainly laid to lawn bordered by rose, shrub and rockery beds. Patio seating area and gated access to the side leads to the front garden. Oil tank.

Garage
Up and over door. Window to side. Personal doors into the garden and study. Power and light.

Outbuilding/Study
Personal door to the side into the garden. Window to rear. Power and light.

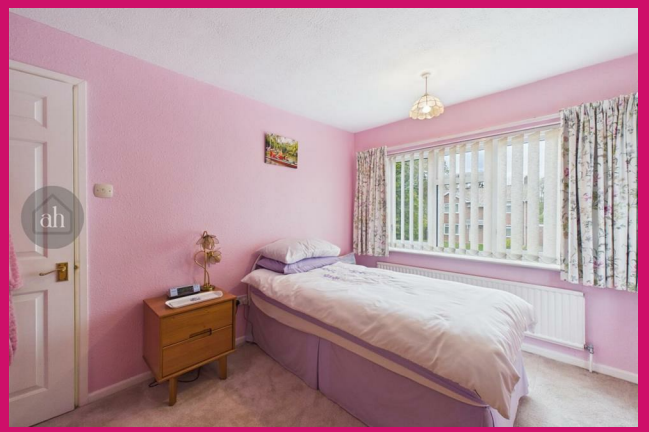
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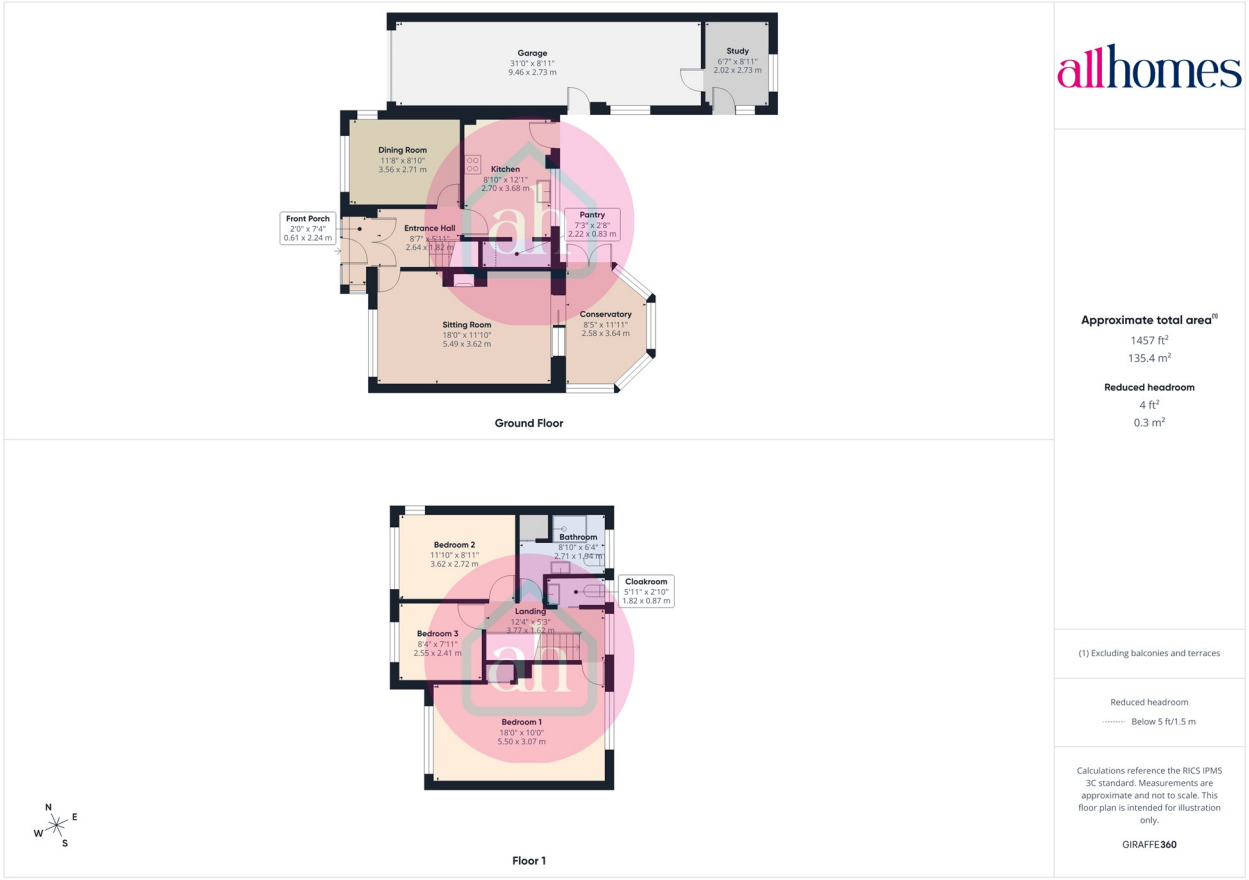


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Approximate total area(1)

1457 ft²

135.4 m²

Reduced headroom

4 ft²

0.3 m²

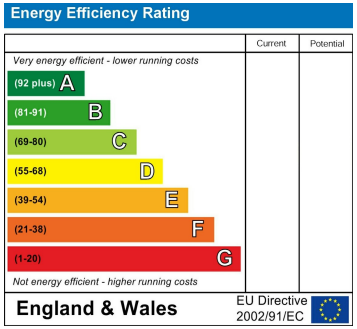
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC Rating: Council Tax Band: D

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