



1 Barton Road, Silsoe, Bedfordshire, MK45 4DS  
£725,000

PR  
PROPERTY



- Exclusive to PR Property sales
- Utility Room
- Detached double garage with Shower room & Mezzanine ( Currently used as Gym)
- Spa & Bike shed

- Four Double Bedroom with En Suite to main bedroom
- Family Room & Bar
- Landscaped Private rear garden with large patio area which leads to new summer house.

- Modern & Stylish Kitchen dining room
- Large Living room
- Private gated drive

**\*\* Exclusive to PR Property Sales \*\*** Offered for sale is this stunning detached family house which has been beautifully extended and refurbished by its current owners. On the ground floor the property benefits from accommodation comprising entrance hall, living room, family room, shower room, kitchen / dining room, and utility room, On the first floor the property has 4 genuine double bedrooms, en suite shower room to main bedroom, and a large family bathroom. Outside you have a rear garden which offers great entertaining space, access to your spa room, bike shed, brand new summer house, detached double garage( used as gym), the garage has its own shower room and mezzanine, and gated driveway to front.

## GROUND FLOOR

### ENTRANCE HALL

**FAMILY ROOM 8'1" X 18'3" (2.47M X 5.55M)**

### SHOWER ROOM

**LOUNGE 13'2" X 11'7" (4.02M X 3.53M)**

**SITTING ROOM 9'11" X 11'7" (3.02M X 3.53M)**

**KITCHEN/DINING ROOM 18'2" X 17'4" (5.54M X 5.28M)**

**UTILITY ROOM 4'7" X 8'11" (1.39M X 2.73M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 15'3" X 12'10" (4.65M X 3.91M)**

### EN-SUITE SHOWER ROOM

**BEDROOM 2 13'2" X 11'9" (4.02M X 3.58M)**

**BEDROOM 3 10'8" X 12'8" (3.24M X 3.86M)**

**BEDROOM 4 10'2" X 12'10" (3.10M X 3.91M)**

### FAMILY BATHROOM

## OUTSIDE

**PRIVATE REAR GARDEN WITH COVERED PATIO**

**SPA 17'2" X 7'5" (5.23M X 2.26M)**

**DETACHED DOUBLE GARAGE 20'1" X 18'8" (6.12M X 5.69M)**

## SHOWER ROOM

**MEZZANINE 12'0" X 9'7" INTO EVES (3.66M X 2.92M INTO EVES)**

## GATED PRIVATE DRIVE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		