

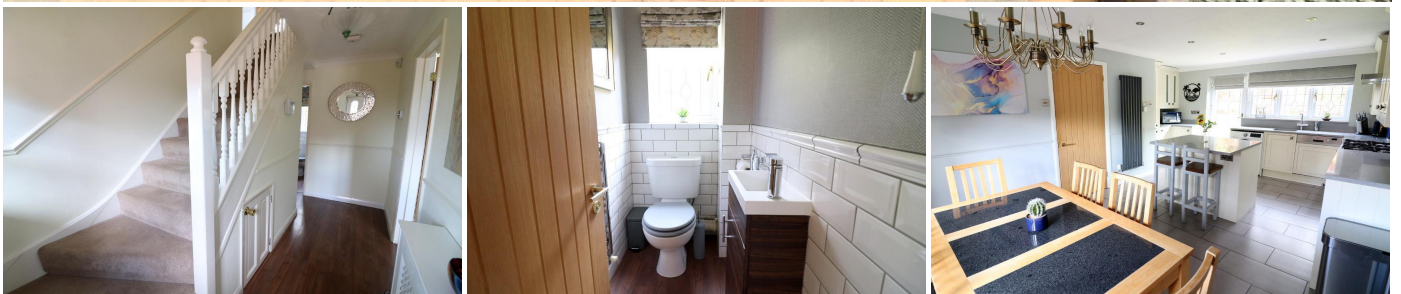


MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - Offers in Excess of £525,000

Ryefield, Luton, Bedfordshire, LU3 4DJ



KEY FEATURES:

- IMMACULATE FOUR BEDROOM DETACHED HOME • POPULAR 'BARTON HILLS' DEVELOPMENT • NESTLED IN A CUL DE SAC POSITION • STUNNING FITTED KITCHEN/DINER • DOUBLE GARAGE WITH BLOCK PAVED DRIVEWAY • OUTSIDE HOME OFFICE • SECLUDED, MATURE REAR GARDEN • EN SUITE TO MASTER BEDROOM

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this immaculate four bedroom detached family home nestled in a select cul de sac on the popular 'Barton Hills' development. Positioned in a slightly elevated position enjoying a private rear garden with potential to extend to the side (stp).

Exceptional condition throughout with significant upgrades & modifications, decorated to a contemporary theme throughout with stylish fittings & modern floor coverings. Replacement fascias, soffits & gutters, newly refurbished outside home office, stunning refitted kitchen with integrated appliances & 'Quartz' worktops are just a few of the attributes this property has to offer, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, refitted cloakroom, 18ft living room with door leading to the rear garden & 'smart' lighting & blinds, beautifully refitted kitchen/diner with centre island, 'dual fuel' range cooker, water filter tap & wine cooler. To the first floor is a spacious landing with loft ladder access, refitted bathroom suite & four generous size bedrooms, master bedroom with en suite shower room & built-in wardrobes, bedroom two is currently configured as a 2nd office with a bespoke Oak desk, simple to be converted back to a bedroom.

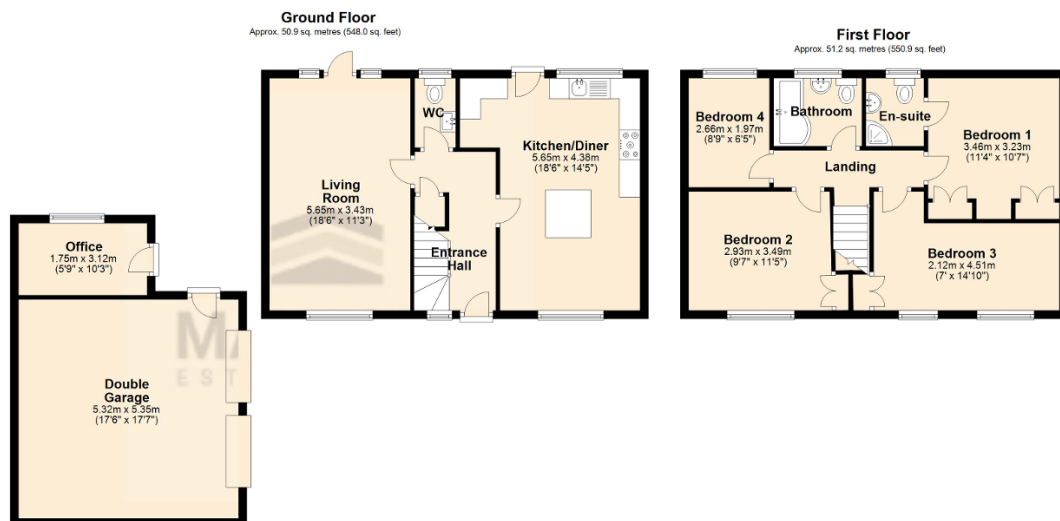
Further benefits include; Replacement double glazed windows & doors, gas central heating with 'Hive' controls (boiler serviced March 2021), intruder alarm system with HD CCTV cameras, secluded North/East facing rear garden with paved patio area & mature borders, block paved driveway providing ample off road parking leading to a double garage (boarded in the rafters with ladder access). Attached to the double garage is a newly refurbished 'home office' including the roof & plastering also with 'Smart' lighting.

Contact Mantons Estate Agents to arrange a viewing or for further information on this impressive home.

Ryefield is a small close located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. This particular property is nestled at the foot of the cul de sac in slightly elevated position. Local amenities include Sainsbury's supermarket, doctors, dentist, pharmacy, children's nursery and local bus routes. M1 junction 11 is 5 miles, Leagrave Thames Link train station is 2 miles & London Luton airport is only 7 miles away from the property. Bramingham Primary & Lea Manor High are the school catchments.



Additional Information



Total area: approx. 102.1 sq. metres (1098.9 sq. feet)