



# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - Offers in Excess of £600,000

Gatehill Gardens, Luton, Bedfordshire, LU3 4EZ



## KEY FEATURES:

- MODERN EXTENDED DETACHED FAMILY HOME
- NO UPPER CHAIN COMPLICATIONS
- EXCEPTIONAL CONDITION THROUGHOUT
- STUNNING KITCHEN/FAMILY ROOM
- PARTIALLY CONVERTED GARAGE TO A STUDY
- FOUR GENEROUS SIZE BEDROOMS
- CUL DE SAC LOCATION IN BARTON HILLS
- VAST FRONTAGE WITH AMPLE PARKING

## Description

Mantons Estate Agents are thrilled to present this exceptional four bedroom extended detached family home, nestled in the sought-after Barton Hills area with no upper chain complications. Thoughtfully designed & vastly extended to the rear providing a 'hub of the home' kitchen/family room with bi-fold doors opening to the rear garden & creating addition space to the master bedroom with en suite shower.

The interior decor resonates with contemporary elegance, featuring a stylishly refurbished cloakroom, family bathroom, and two en suite shower rooms. The heart of the home is a bright spacious open plan kitchen/diner family room, with vaulted ceiling and bi-fold doors leading to the rear garden. Whilst the partially converted garage offers versatile use, currently serving as a study, an ideal 'working-from-home' space, but could easily be adapted as a playroom.

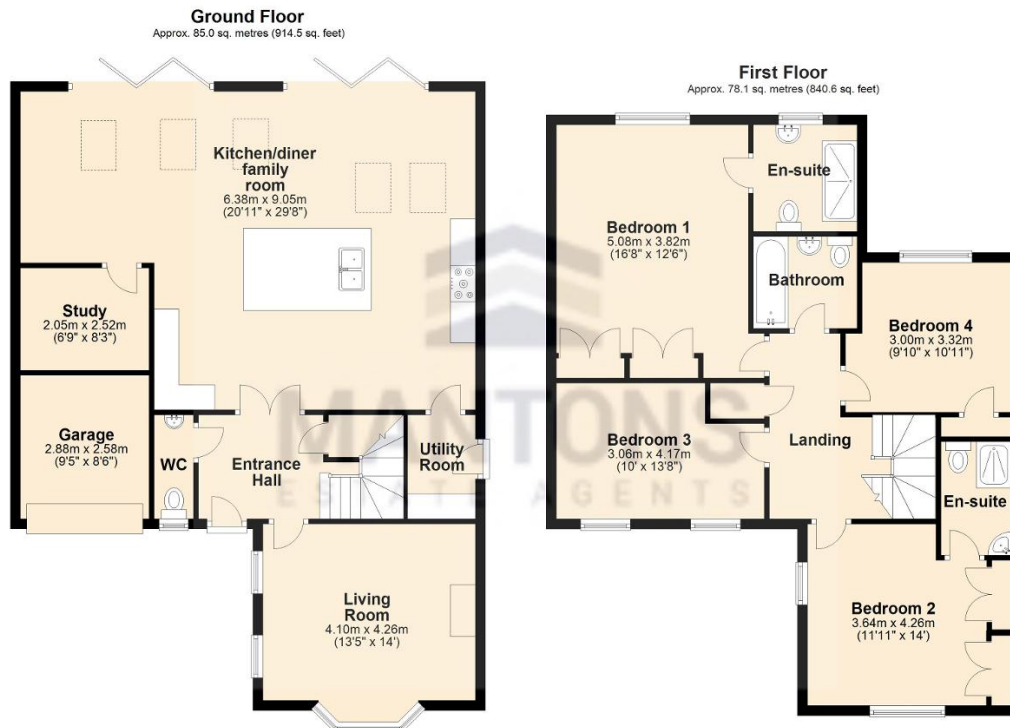
The welcoming entrance hall leads to the upper floor, cloakroom, 14ft living room, beautifully refitted kitchen with ample units, quartz worktops, centre island & integrated appliances, the dining area & sitting area flow off the kitchen with a feature fire place, vaulted ceiling, skylights & twin bi-fold doors opening to the rear garden. Next to the kitchen is a useful utility room & study. The sleeping quarters comprise four generously sized bedrooms, each designed with comfort in mind. The master bedroom is very spacious comes with a modern refitted en suite shower room and fitted wardrobes, while bedroom two also benefits from an en suite and fitted wardrobes. The family bathroom serves the remaining two bedrooms.

Advanced home efficiencies include double-glazed windows & doors and gas central heating. Outside, the rear garden offers a serene outdoor experience with a paved patio, artificial lawn area & side access, vast frontage providing ample off road parking. Part of the garage remains intact, equipped with power, lighting & electric door, perfect for storage.

This home is more than just a dwelling; it's a statement of lifestyle. Contact Mantons to schedule your viewing & discover more about this extraordinary family home.

Step into the inviting neighborhood of Gatehill Gardens, a gem within the Barton Hills development. This cherished road, lined with unique detached homes from the early 1990s, still captures hearts today, radiating a timeless appeal.

Our featured property boasts an enviable position, gracing a private location. Beyond its doorstep lies a neighborhood brimming with life; take a leisurely stroll to discover open parkland, embrace the serenity of the countryside, or pop over to Sainsbury's & Aldi supermarkets for your daily needs. Imagine the convenience of having doctors, dentists, a friendly local pub & easily accessible



Total area: approx. 163.1 sq. metres (1755.1 sq. feet)