



# MANTONS

ESTATE AGENTS

4 Bedroom Detached for Sale - £545,000

Ashby Drive, Barton Le Clay, Bedfordshire, MK45 4SA



## KEY FEATURES:

- WELL PRESENTED DETACHED FAMILY HOME • FOUR WELL PROPORTIONED BEDROOMS • FITTED WARDROBES & EN SUITE TO MASTER • CUL DE SAC LOCATION IN BARTON LE CLAY • FITTED CLOAKROOM & BATHROOM • DECORATED TO A CONTEMPORARY THEME • MODERN KITCHEN & UTILITY ROOM • CONVERTED GARAGE TO A OFFICE/PLAYROOM



## Description

Mantons Estate Agents proudly presents this beautifully maintained four bedroom detached family home, quietly nestled in a cul-de-sac within the highly sought-after Grange Farm development in Barton-le-Clay.

The property benefits from a garage conversion that adds additional living space. Currently used as a home office, it could also serve as a playroom or second sitting room, increasing the total internal space to over 1,230 sq.ft. Designed with modern family living in mind, the layout & finishes throughout this home are both practical & stylish.

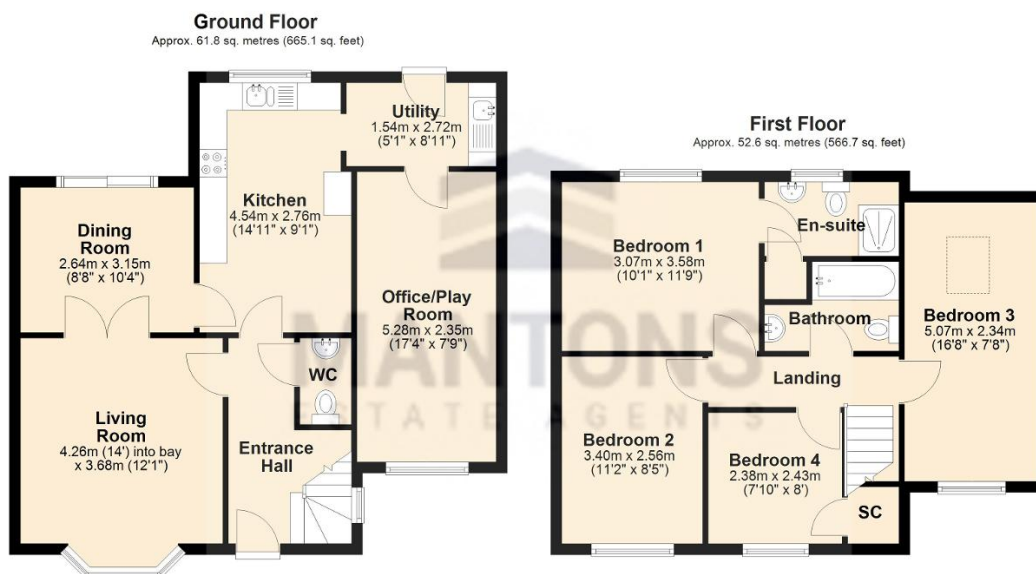
Inside, the home features a contemporary décor with a light & airy ambiance throughout. The private rear garden is a particular highlight, beautifully landscaped with mature flowers & shrubs and featuring a charming patio area. The refitted kitchen & separate utility room further enhance the home's functionality & aesthetic appeal.

On entering the property, you're welcomed by a spacious entrance hall that leads to a cloakroom & a 14ft living room with French doors opening into the dining room. The dining room flows out to the rear garden through patio doors, creating a perfect indoor-outdoor connection. The modern kitchen offers ample storage units & comes complete with an integrated dishwasher & fridge. A separate utility room & the versatile office complete the ground floor. Upstairs, there are four generously sized bedrooms & a family bathroom. The master bedroom includes fitted wardrobes & a contemporary en suite shower room, offering a touch of luxury & convenience.

The property also features gas central heating powered by a recently replaced boiler & radiators, which is serviced annually. Double glazed windows & doors, while the boarded loft & cavity wall insulation further contribute to a comfortable & well-maintained home. A spacious driveway at the front offers ample off-road parking.

This is a superb opportunity to secure a stylish home in one of Barton-le-Clay's most desirable locations. To fully appreciate its charm & practicality, an internal viewing is highly recommended.

Ashby Drive is a small cul de sac nestled in the heart of the highly sought-after village of Barton-Le-Clay, this particular property enjoys a desirable position among similar detached homes. A wealth of amenities is just a short walk away, including convenience stores, a Co-op supermarket, doctor's surgery & pharmacy, butchers, as well as local pubs & restaurants. Nature lovers will appreciate the nearby scenic walks over Barton Springs, while commuters benefit from excellent transport links, including a local bus service, Harlington ThamesLink Station & easy access to the M1 motorway. Additionally, the property falls within the catchment area of well-regarded schools.



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)