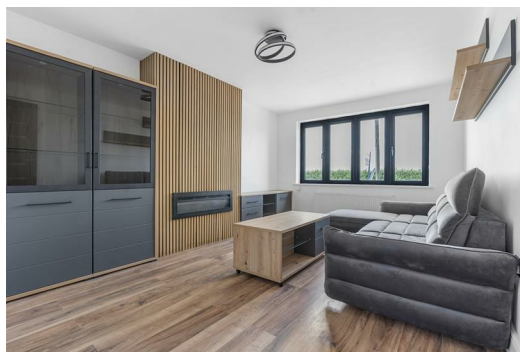




Set on Higham Gobion Road in the charming village of Barton-Le-Clay, this semi-detached house complete with a self-contained annexe presents an exceptional opportunity for family living. This vastly extended home has been meticulously renovated to a high standard, offering a perfect blend of modern comfort and traditional charm. Features include a high specification open plan kitchen / dining / living space with feature skylight and bi-folding doors. Bespoke carpentry and finishes throughout with full height tiling to bathrooms.

The enviable location boasts picturesque open fields to the front, offering a tranquil backdrop for daily life. Despite its tranquil setting, the property is conveniently situated within a short walk of local amenities, ensuring that everything you need is easily accessible.

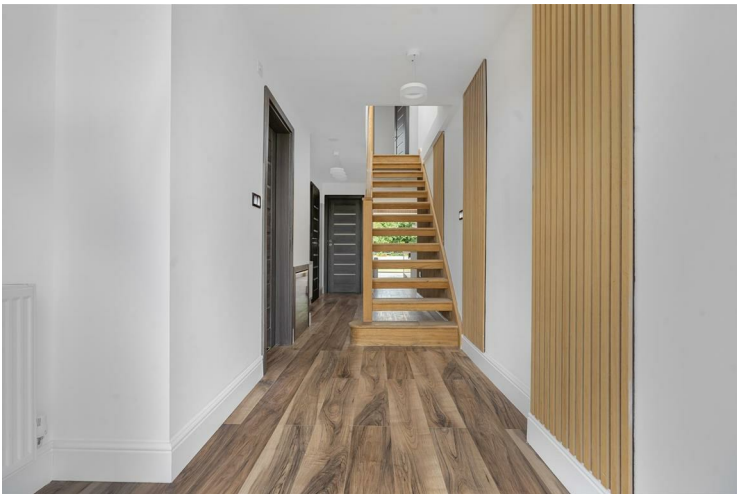
This family-friendly accommodation is a rare find in Barton-Le-Clay, combining space, style, and practicality in a desirable location. Whether you are looking to settle down or invest in a property that meets the demands of modern living, this home is sure to impress.

With four spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate the needs of a growing family. The layout includes two inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home features an open-plan living, kitchen, and dining area, which is perfect for family gatherings and social occasions.

One of the standout features of this property is the self-contained annex, which is ideal for multi-generational living or as a private space for guests. This versatile addition enhances the functionality of the home, making it suitable for various lifestyles.

Entrance Hall

Providing access to all ground floor accommodation with a composite door and feature double glazed windows to the front aspect. Two radiators. Wood laminate flooring. Feature wood panelling to one wall. Bespoke timber stairs rising to the first floor accommodation.



Sitting Room

Double glazed window to the front aspect. Radiator. Wood laminate flooring. Feature wood panelling to the fire place with contemporary style electric fire. Built in TV unit.



Kitchen / Dining / Living Room

A large and bright rear aspect living space that provides the perfect setting for the family to relax, entertain and enjoy.



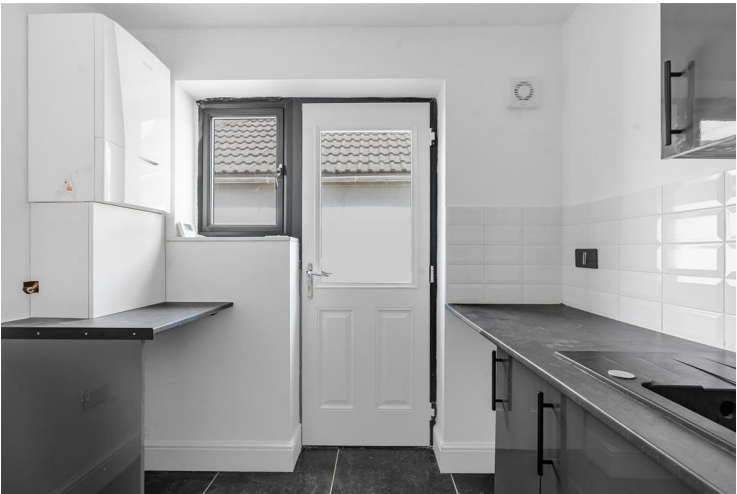
Kitchen

A high specification finish to include; a range of wall, drawer and base units with quartz work surfaces over. Central island with cupboards under and quartz worktop. Integrated appliances to include; NEFF induction hob with an extractor hood over, two eye level ovens, coffee machine and wine chiller. Dishwasher and fridge. Feature sky light and inset spot lights to ceiling. Radiator. Wood laminate flooring. Bi-folding doors leading out to the garden. Double sink unit with Quooker tap over.



Utility

Fitted to comprise a range of wall and base level units with work surfaces over. Space and plumbing for a washing machine and dryer. Wall mounted gas boiler. Single sink drainer unit. Tiled floor. Part tiled walls. Composite double glazed door and double glazed window to the side aspect.



Bedroom Four / Study

Double glazed window to the side aspect. Radiator. Wood laminate flooring.



Bathroom

Tastefully fitted to comprise a w/c with concealed cistern. Wash hand basin. Panelled bath. Fully tiled walls and floor. Walk in shower area. Inset spot lights to the ceiling. Heated towel rail. Double glazed window to the side aspect.

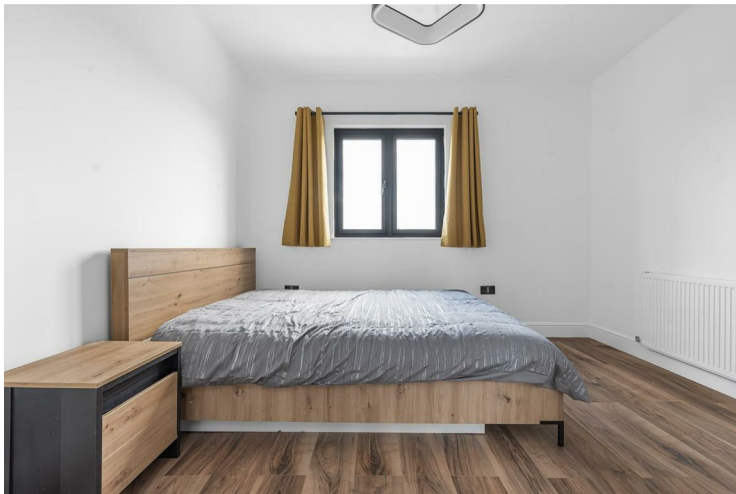


Landing

Providing access to all first floor accommodation with a feature skylight allowing natural light to fill the area. Wood laminate flooring.

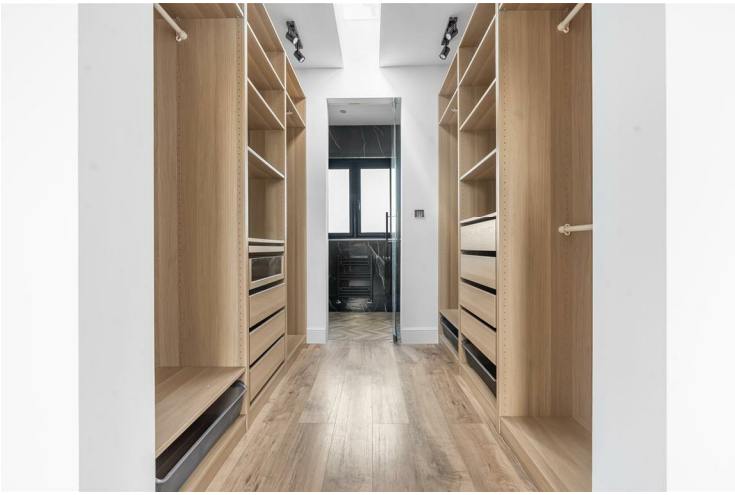
Bedroom One

Double glazed window to the rear aspect. Radiator. Wood laminate flooring.



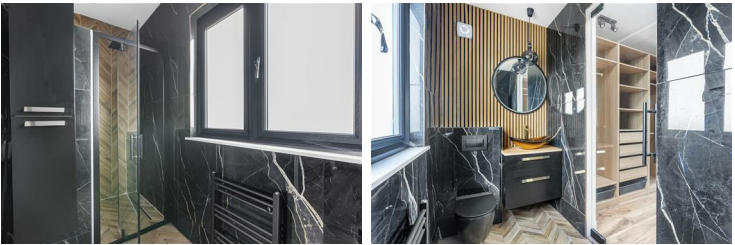
Dressing Area

Open plan to the bedroom and leading to the en-suite and thoughtfully fitted to provide ample hanging and clothes storage space.



En-suite Shower Room

Tastefully fitted to comprise a w/c with concealed cistern. Wash hand basin set into a vanity unit. Shower enclosure with rainfall shower over. Heated towel rail. Double glazed window to the front aspect. Part tiled walls and fully tiled floor.



Bedroom Two

Double glazed window to the front aspect. Radiator. Wood laminate flooring



Bedroom Three

Double glazed window to the rear aspect. Radiator. Wood laminate flooring



Annex

Located to the rear of the main dwelling is a fully self contained annex with its own front door and further bi-folding doors leading to the rear garden.



Annex Living Area

Wood laminate flooring. Radiator. Tv point.

Annex Kitchen Area

Fitted to comprise a range of wall, drawer and base units with work surfaces over. Single drainer sink unit. Integrated induction hob with an extractor hood over.



Annex Shower Room

Fitted to comprise a w/c with a concealed cistern. Wash hand basin set into a vanity unit. Shower enclosure with a rainfall shower over. Fully tiled walls and floor. Double glazed window to the rear aspect.

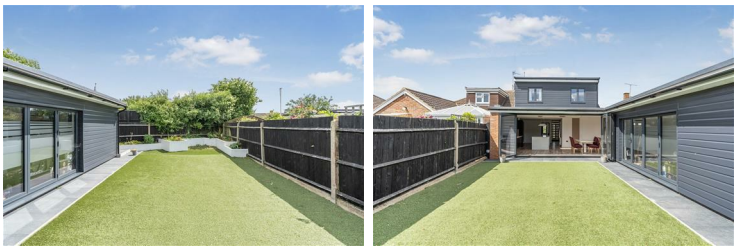


To The Front

Laid to shingle to provide off road parking for three cars. Electric roller door provides access to an inner courtyard and onward access to the annex.

Rear Garden

An enclosed south facing rear garden laid to artificial grass with raised beds and boundary fencing.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

52 Higham Gobion Road

Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
(Including Annex)



Illustration for identification purpose only, measurements approximate, and not to scale.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	