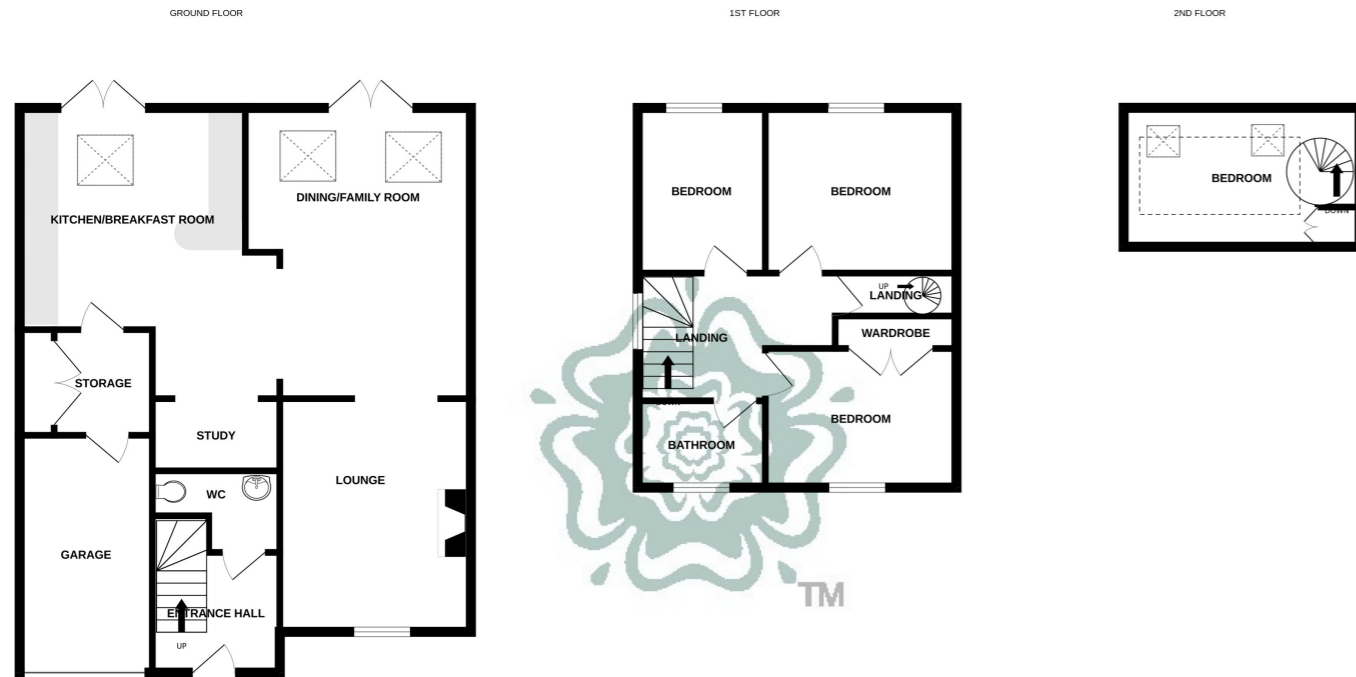


# Floor Plans



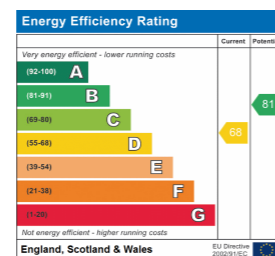
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 4, Norman Road

Barton-le-Clay, Bedfordshire,  
MK45 4QD

Offers in Excess of £450,000



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: ampthill@country-properties.co.uk  
www.country-properties.co.uk



A real box ticker! A four bedroom extended semi-detached property with garage, off road parking, a home office, three reception rooms and a south facing garden.

- Four bedrooms over the first and second floors
- Open plan dining/family room.
- Kitchen with vaulted ceiling.
- Off road parking for 3 cars
- Three reception rooms providing large versatile family living space
- Study area.
- South facing sunny garden
- Home office with underfloor heating and bifolding doors

## Ground Floor

### Entrance Hall

Entrance door to the front, double glazed window to the side, oak flooring, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail.

### Lounge

13' 10" x 11' 3" (4.22m x 3.43m) Feature fireplace, oak flooring, coving, double glazed window to the front, radiator, sliding door into:

### Dining/Family Room

17' 0" x 10' 11" (5.18m x 3.33m) Double glazed French doors to the rear, sloping ceiling with Velux windows, oak flooring, radiator.

### Study Area

9' 10" x 5' 7" (3.00m x 1.70m) Oak flooring, opening into:

### Kitchen

14' 8" x 10' 8" (4.47m x 3.25m) A superb range of base and wall mounted units with glass cabinets and granite work surfaces over, stainless steel sink and drainer, double oven, five ring gas hob with extractor over, integrated dishwasher and fridge freezer, vaulted ceilings with Velux windows, double French doors to the rear, vertical radiator, door into inner lobby with large cupboard.

## First Floor

### Landing

Double glazed window, access to:

### Bedroom One

11' 5" x 10' 0" (3.48m x 3.05m) Built-in wardrobes, double glazed window to the front, radiator.

### Bedroom Two

9' 9" x 8' 0" (2.97m x 2.44m) Picture rail, double glazed window to the rear, radiator.

### Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m) Dado rail, double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

## Second Floor

### Bedroom Four

13' 6" x 8' 3" with restricted head height (4.11m x 2.51m) Two Velux windows, radiator.

## Outside

### Rear Garden

Artificial lawn and patio areas, timber fencing, outside tap, shrubs and flower borders.

### Home Office/Gym

Laminate flooring with underfloor heating, power and light, bi-folding doors and window to the front.

### Garage

Electric up and over door, power and light, loft storage.

### Parking

Shingle driveway providing off-road parking for several vehicles.

