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52 Shepherds Close, Bartley, SO40 2LJ

£410,000

- Three bedroom semi-detached house located in the much sought after village of Bartley
- Open plan living dining space ideal for family life
- Modern fitted kitchen with integrated double oven
- Driveway and off road parking for two vehicles
- Downstairs Cloakroom / utility room
- Sunny aspect and recently landscaped rear garden
- Converted garage provides an ideal home office with a further parking space





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Located in the popular village of Bartley is 52 Shepherds Close. Having undergone a full programme of renovation in 2016 this house presents a lovely and well presented three bedroom family home.

Accommodation includes an open plan L-shaped living/dining/kitchen, a downstairs cloakroom with a utility space for a washing machine, three bedrooms, and upstairs family bathroom. Externally, is well-tended sunny aspect rear garden with direct access into the garage which has been converted into a home office/work room. A driveway to the front of the property provides parking for two large vehicles.



Approaching the house a driveway provides off road parking for two large vehicles with an area of lawn which could potentially offer further parking should someone require it. An attractive timber clad storm porch provides access into the entrance porch. The porch is an ideal space for storing your footwear and hanging space for your coats.

Entering the main house via an internal door the entrance hallway provides access to the conveniently placed downstairs cloakroom which also houses a washing machine, a returning staircase raises to the first floor and a door leads through into the kitchen.

The kitchen is fitted with a range of white style shaker units and is accompanied by roll edge work surface. A double electric oven with stainless steel extractor is built in with further space supplied for a freestanding dishwasher and tall style fridge/freezer. A double glazed back door and window provide views out over the rear patio and garden.

Moving through to the open-plan lounge and dining area, you'll find dual aspect windows that fill the main living space with natural light, making it feel bright and airy. The lounge, located at the front of the house, offers views of the front garden and driveway, while the dining area overlooks the rear garden through double-glazed French doors.







The landing provides access to the bedrooms, family bathroom, and loft.

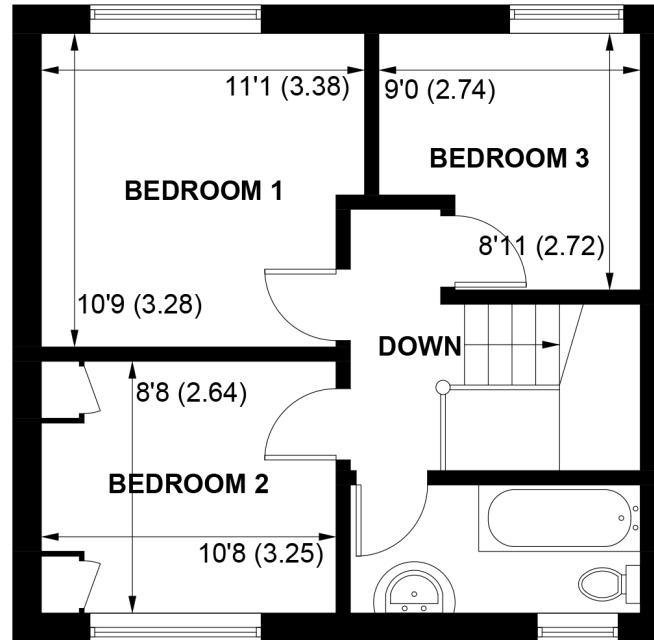
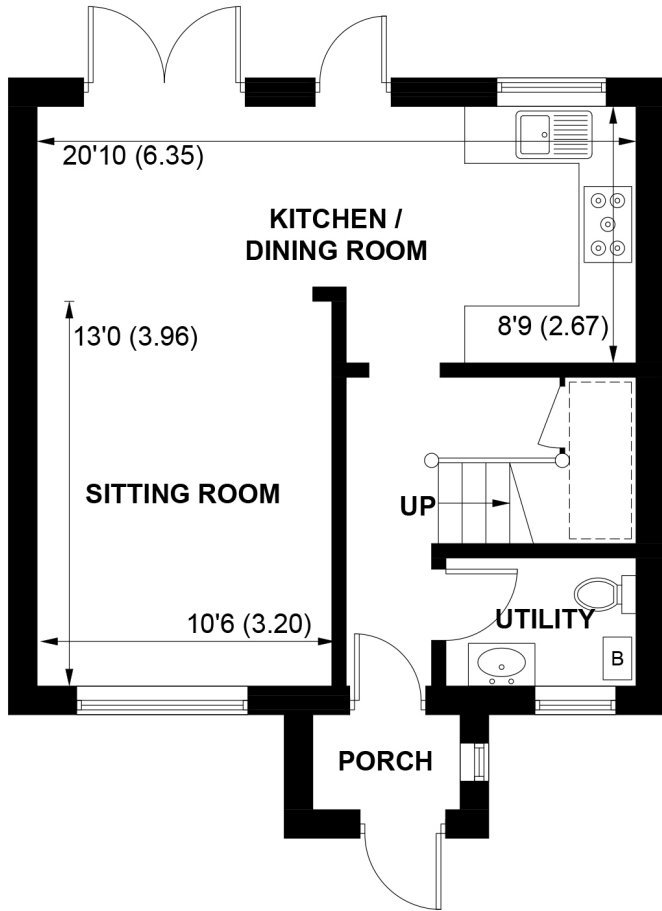
Bedroom one, located at the rear of the house, is a spacious double room. Bedroom two, also a double, offers views over Shepherds Road and the gardens beyond. Lastly, bedroom three is a comfortable single room, situated at the back of the house.

The family bathroom features a three-piece suite, including a panel-enclosed bath with a mains-fed shower overhead, a wash hand basin, and a WC.

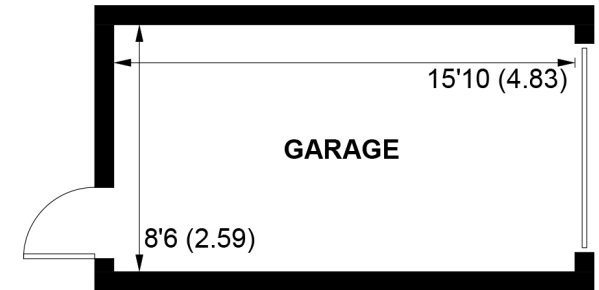
The rear garden has been beautifully updated by the current owners, featuring a newly installed large sandstone patio bordered by a raised flower bed made from railway sleepers. The main garden is laid to lawn, with trees along the rear boundary providing a great deal of privacy. A side pathway offers convenient access to the front of the property.



A door from the garden leads to the home office/workroom, which is currently used for storage. This space was formerly the garage and could easily be converted back if preferred. An additional parking space is located to the side of the property, outside what was previously the garage.



 = REDUCED HEAD HEIGHT BELOW 1.5M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 855 SQ FT / 79.4 SQ M

GARAGE = 136 SQ FT / 12.6 SQ M

TOTAL = 991 SQ FT / 92 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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