



PR
PROPERTY

1 Barton Road, Silsoe, Bedfordshire, MK45 4DS
£750,000

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** Exclusive to PR Property Sales ** Offered for sale is this stunning detached family house which has been beautifully extended and refurbished by its current owners. On the ground floor the property benefits from accommodation comprising entrance hall, living room, family room, shower room, kitchen / dining room, and utility room, On the first floor the property has 4 genuine double bedrooms, en suite shower room to main bedroom, and a large family bathroom. Outside you have a rear garden which offers great entertaining space, access to your spa room, bike shed, detached double garage(used as gym), the garage has its own shower room and mezzanine, and gated driveway.



GROUND FLOOR

ENTRANCE HALL

FAMILY ROOM 8'1" X 18'3" (2.47M X 5.55M)

SHOWER ROOM

LOUNGE 13'2" X 11'7" (4.02M X 3.53M)

SITTING ROOM 9'11" X 11'7" (3.02M X 3.53M)

KITCHEN/DINING ROOM 18'2" X 17'4" (5.54M X 5.28M)

UTILITY ROOM 4'7" X 8'11" (1.39M X 2.73M)

FIRST FLOOR

LANDING

BEDROOM 1 15'3" X 12'10" (4.65M X 3.91M)

EN-SUITE SHOWER ROOM

BEDROOM 2 13'2" X 11'9" (4.02M X 3.58M)

BEDROOM 3 10'8" X 12'8" (3.24M X 3.86M)

BEDROOM 4 10'2" X 12'10" (3.10M X 3.91M)

FAMILY BATHROOM

OUTSIDE

PRIVATE REAR GARDEN WITH COVERED PATIO

SPA 17'2 * 7'5 (5.23M * 2.26M)

DETACHED DOUBLE GARAGE 20'1 * 18'8 (6.12M * 5.69M)

SHOWER ROOM

MEZZANINE 12'0" * 9'7" INTO EVES (3.66M * 2.92M INTO EVES)

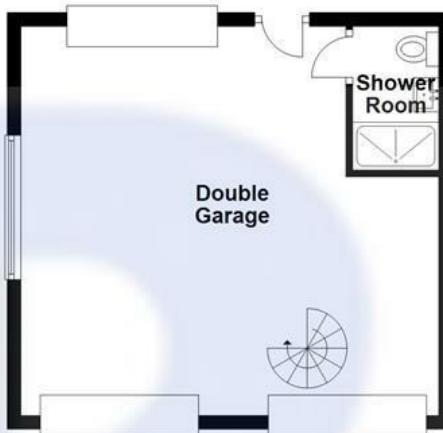
GATED PRIVATE DRIVE





Double Garage

Approx. 42.7 sq. metres (459.2 sq. feet)



Ground Floor

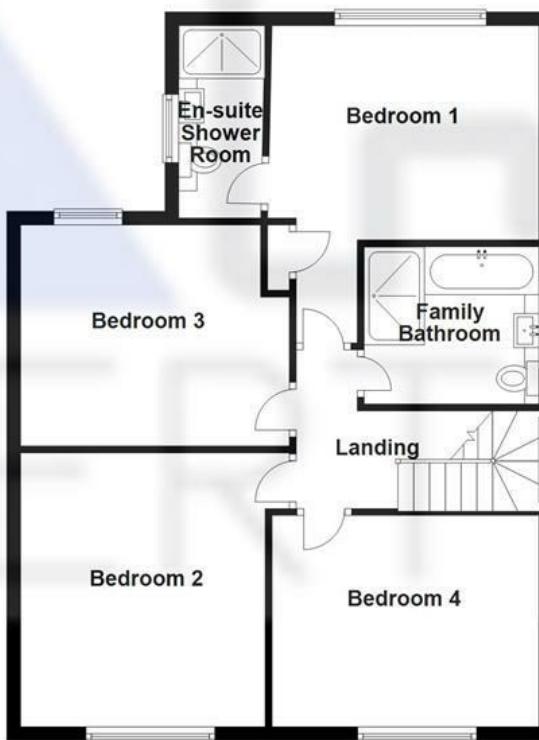
Approx. 94.1 sq. metres (1012.9 sq. feet)



Total area: approx. 224.5 sq. metres (2416.1 sq. feet)

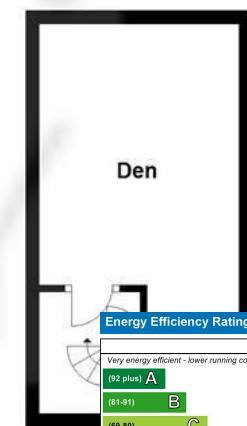
First Floor

Approx. 71.1 sq. metres (765.0 sq. feet)



Mezzanine

Approx. 16.6 sq. metres (179.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-91)	B		
(C9-80)	C		
(D5-49)	D		
(E9-54)	E		
(F1-18)	F		
(G1-26)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			