

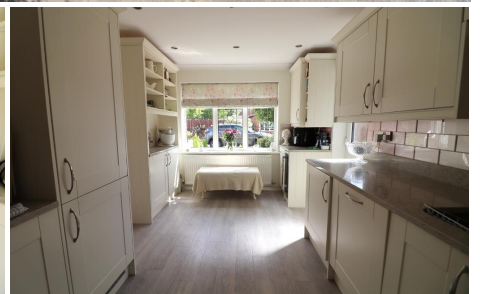


MANTONS

ESTATE AGENTS

3 Bedroom Detached for Sale - Offers in Excess of £450,000

Arbour Close, Luton, Bedfordshire, LU3 4AQ



KEY FEATURES:

- EXTENDED DETACHED FAMILY HOME • THREE GENEROUS SIZE BEDROOMS • FORMALLY A FOUR BEDROOM HOME • IMMACULATE CONDITION THROUGHOUT • REFITTED KITCHEN • BEAUTIFULLY TENDED GARDENS • EN-SUITE TO MASTER BEDROOM • CLOAKROOM & FAMILY BATHROOM

Description

Welcome to this immaculate three bedroom extended detached family home, originally a four bedroom property, proudly presented by MANTONS ESTATE AGENTS. Nestled in a quiet cul-de-sac within the sought-after Barton Hills development, this home offers the perfect blend of comfort & style.

This thoughtfully designed home features a double storey rear extension, adding an extra dining area & a luxurious master bedroom with fitted wardrobes & an en suite shower room. The property spans an impressive 1156 sqft, ensuring ample space for your family's needs.

The ground floor includes a welcoming entrance hall leading to a cloakroom, a spacious living room with a feature fireplace & patio doors opening to a beautiful patio area, separate dining area & a stylish, recently refitted kitchen at the front of the property. Ascend the stairs to discover a well arranged first floor. The master bedroom boasts a fitted en suite shower room, while two additional well proportioned bedrooms share a family bathroom suite.

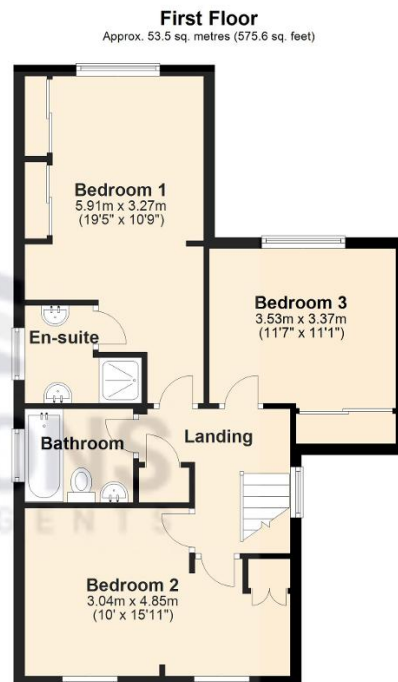
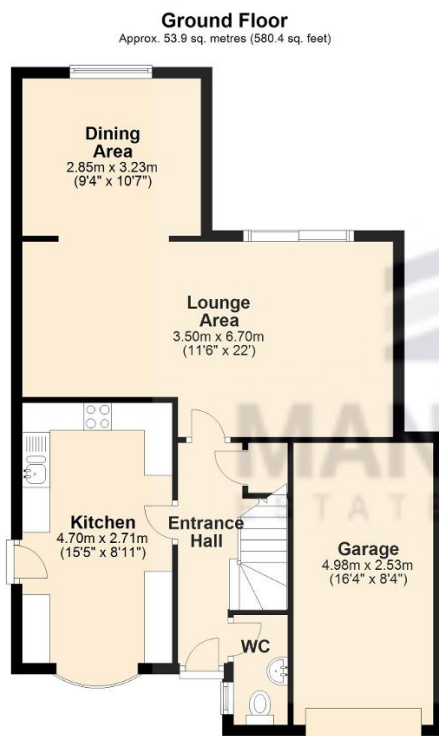
Notable features include double glazed windows & doors, gas central heating & a paved driveway providing ample off road parking leading to an integral single garage. The south west facing rear garden features artificial lawn, a garden shed & a patio area, perfect for outdoor relaxation.

This impressive home is not just a property; it's an opportunity for a lifestyle upgrade. Contact Mantons Estate Agents today to arrange a viewing or to receive further information about this exceptional family residence.

Arbour Close is situated in Barton Hills, a highly sought-after housing development built in the mid-1980s that remains as popular today as when it was first constructed. This property is surrounded exclusively by detached homes. Local amenities include Sainsbury's & Aldi supermarkets, doctors, dentist, pub & local bus routes. The property falls within the catchment areas for Bramingham Primary & Lea Manor High schools.

Additional Information

EPC Rating TBC. Council Tax Band E. 1156 sqft (Approx).



Total area: approx. 107.4 sq. metres (1156.0 sq. feet)