



Gowland White



4 High Farm Close , Carlton, TS21 1AN

This impressive and substantially extended detached home enjoys a peaceful position within an exclusive cul-de-sac of just four properties, set in the heart of the highly desirable village of Carlton. Offered for sale with no chain, the property has undergone recent improvements including newly fitted carpets and a high quality kitchen refurbishment, creating a comfortable, modern living space ready for its next owners.

The generous lounge is a standout feature, offering an open plan layout with a large bay window at one end and double French doors at the other, leading into a bright conservatory. The newly installed Shaker-style kitchen offers an excellent setting for cooking and hosting, finished with quartz worktops, a matching island with sockets, Belfast sink, and an extensive range of integrated Bosch appliances including two ovens, two warming drawers, a dishwasher, fridge/freezer, and a five-ring gas hob. An open plan dining area adds flexibility to the layout. The ground floor is completed by a useful utility room and a handy WC.

The spacious first floor landing leads to five bedrooms and the family bathroom. Bedrooms two and three enjoy access to a recently installed Jack and Jill bathroom complete with double sink and shower, while the master bedroom benefits from its own private en-suite. The south facing rear garden offers excellent privacy, with mature borders and a generous patio area that can be accessed from both the utility room and the

£450,000

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- DETACHED HOUSE
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY WITH AMPLE PARKING SPACE
- DOWNSTAIRS WC
- 5 BEDROOMS
- SOUTH-EAST FACING REAR GARDEN
- CONSERVATORY
- NO CHAIN
- CUL DE SAC LOCATION
- EV CHARGING POINT

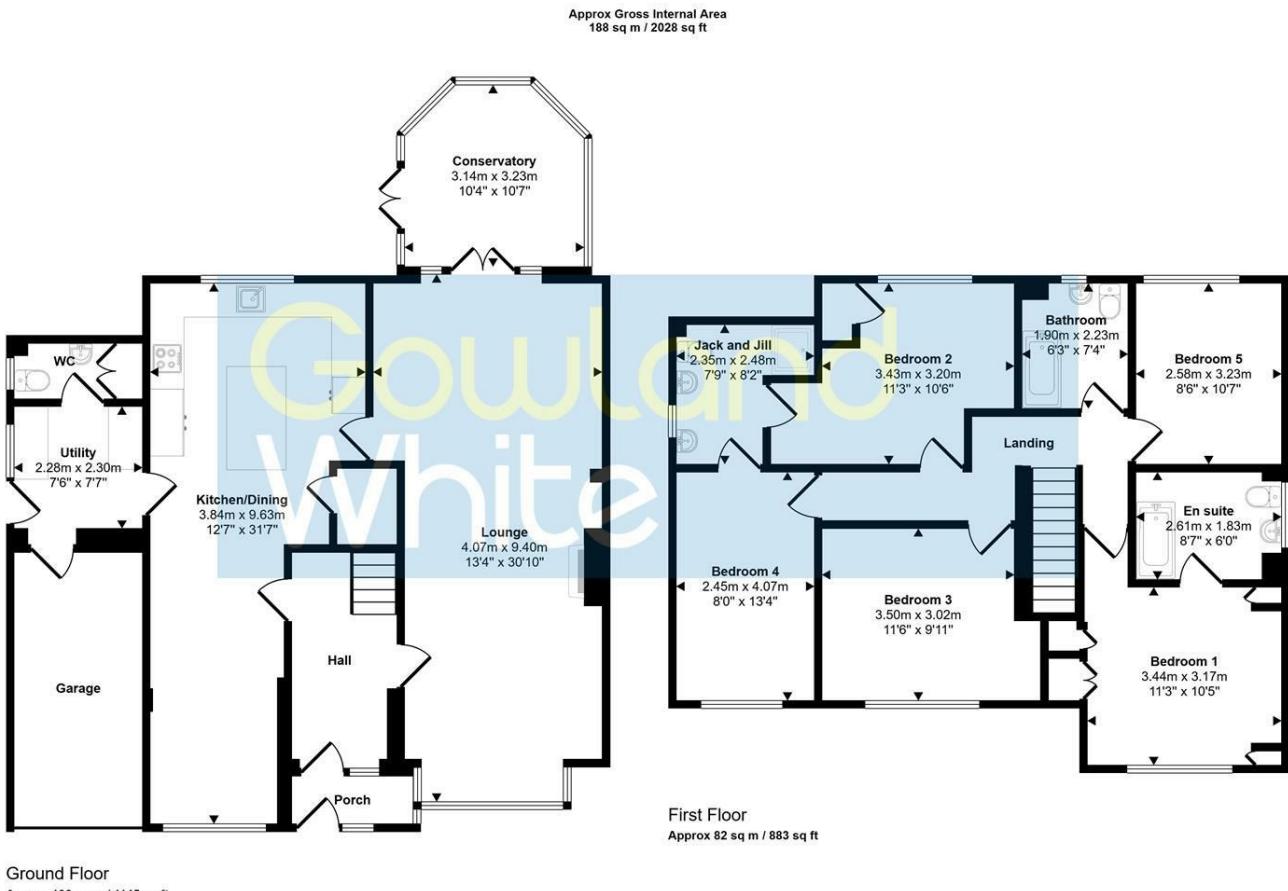
PORCH	EN SUITE	GARAGE
HALL	8'7" x 6' (2.62m x 1.83m)	AML PROCEDURE
LOUNGE 30'10" x 13'4" (9.40m x 4.06m)	BEDROOM TWO 11'3" x 10'6" (3.43m x 3.20m)	
KITCHEN/DINING ROOM 31'7" x 12'7" (9.63m x 3.84m)	JACK AND JILL BATHROOM 8'2" x 7'9" (2.49m x 2.36m)	
CONSERVATORY 10'7" x 10'4" (3.23m x 3.15m)	BEDROOM FOUR 13'4" x 8' (4.06m x 2.44m)	
UTILITY ROOM 7'7" x 7'6" (2.31m x 2.29m)	BEDROOM THREE 11'6" x 9'11" (3.51m x 3.02m)	
WC	BEDROOM FIVE 10'7" x 8'6" (3.23m x 2.59m)	
BEDROOM ONE 11'3" x 10'5" (3.43m x 3.18m)	BATHROOM 7'4" x 6'3" (2.24m x 1.91m)	



Directions



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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