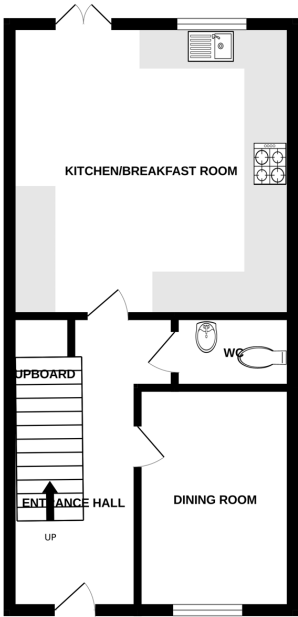
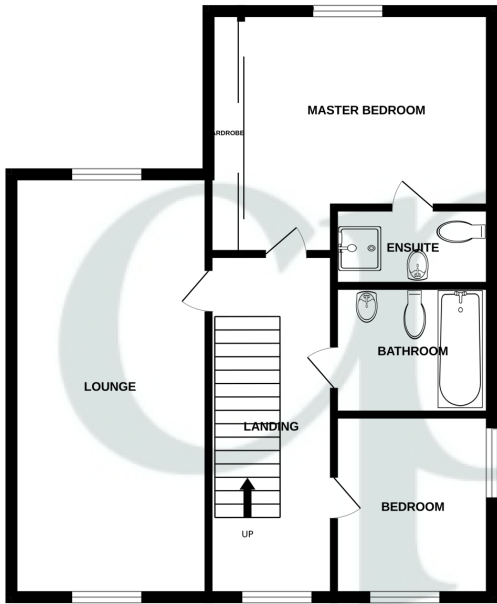




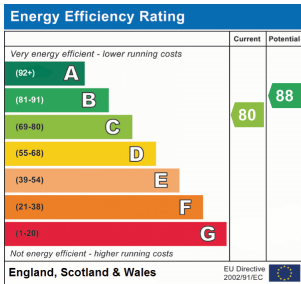
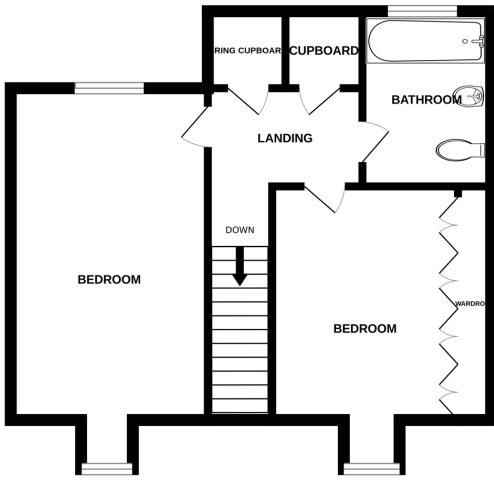
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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

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T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A truly stunning three storey, four bedroom town house set in the ever popular location of Wixams – a great investment opportunity for a buy-to-let or Air BnB for the upcoming Universal Studios!

- Superb kitchen/breakfast room.
- Spacious lounge to the first floor.
- Four bedrooms across two floors.
- Two bathrooms and ensuite shower room.
- West-facing rear garden.
- Two parking spaces in carport.

Ground Floor

Entrance Hall

Double glazed entrance door, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Dining Room

11' 0" x 7' 8" (3.35m x 2.34m) Double glazed window to the front, radiator.

Kitchen

14' 3" x 14' 5" (4.34m x 4.39m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, four ring gas hob with oven under and extractor hood over, double glazed French doors, wall-mounted boiler, radiator, integrated appliances to include – dishwasher, washing machine and fridge/freezer.

First Floor

Lounge

20' 4" x 9' 9" (6.20m x 2.97m) Double glazed windows to the front and rear, two radiators.

Bedroom One

14' 3" x 9' 5" plus door recess (4.34m x 2.87m) Mirror-fronted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite

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



Bedroom Four

9' 0" x 7' 10" (2.74m x 2.39m) Double glazed windows to the front and rear, radiator.

Bathroom One

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

Second Floor

Bedroom Two

11' 5" x 11' 3" max. (3.48m x 3.43m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Three

16' 5" x 9' 9" (5.00m x 2.97m) Built-in cupboard, double glazed windows to the front and rear, radiator.

Bathroom Two

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

Outside

Rear Garden

A good size west-facing rear garden with artificial lawn and patio area, mature shrub and flower borders, shingle flower beds, wooden shed, timber fencing.

Parking

Double carport providing off-road parking for 2 cars.

