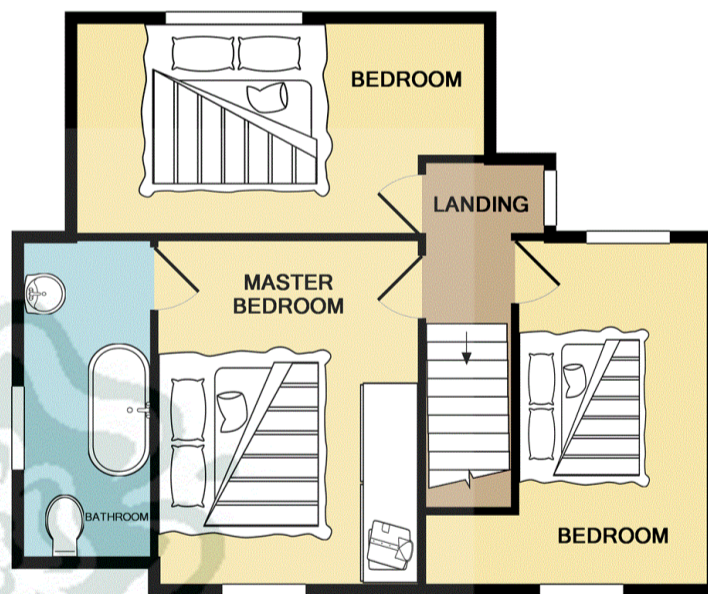


GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	7.5
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 to 100) A	7.1
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
www.country-properties.co.uk



A truly stunning and extended three double bedroom semi-detached family residence. All within excellent school catchments.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to front and window to side, spotlights, tiled flooring, radiator, telephone point, wooden panelled door into:

### Utility Room

7.8m x 5.2m (25' 7" x 17' 1") Double glazed window to front, wall mounted gas combination boiler, spotlights to ceiling, space for washing machine, space for tumble dryer, tiled flooring, power points.

### Shower Room

A white suite comprising of a low level WC, wall mounted wash hand basin with mixer taps, shower cubicle with fixed overhead shower attachment and mixer taps, tiled flooring, spotlights to ceiling, heated towel rail.

### Lounge

22.6m max x 16.1m max (74' 2" x 52' 10") Double glazed bow window to front, two radiators, double glazed window to front, spotlights to ceiling.

### L-Shaped Kitchen/Dining Room 25.7m Max x 18.2m Max

Family area - 11.5m x 8.6m - Seating area, tiled flooring, radiator, power points, spotlights to ceiling.

### Kitchen Area

2.10m x 9.9m (6' 11" x 32' 6") A range of base and wall mounted units with work surfaces over, 1.5 basin sink with mixer taps over, integrated cooker and microwave, separate electric hob, integrated dishwasher, space for fridge freezer, power points, spotlights to ceilings, double glazed window to rear, double glazed skylight to rear.



### Dining Area

12.7m x 8.8m (41' 8" x 28' 10") UPVC double glazed patio doors to rear garden, radiator, power points, spotlights to ceiling.

## First Floor

### Landing

Spotlights to ceiling, double glazed window to side, wooden panelled door into:

### Bedroom One

14m x 10.8m (45' 11" x 35' 5") Double glazed window to front, radiator, range of fitted wardrobes, telephone point, power points, wooden panelled door into:

### Ensuite

A white suite comprising of a low level WC, pedestal wash hand basin with mixer taps, free standing bath with mixer taps and shower attachment over, tiling to splashbacks, tiled flooring, double glazed window to side, heated towel rail.

### Bedroom Two

16.7m Max x 8.8m (54' 9" x 28' 10") Double glazed window to rear, radiator, power points.

### Bedroom Three

13.11m x 9.4m Max (43' 0" x 30' 10") Double glazed window to front, radiator, built-in wardrobe, TV point, power points.

## Outside

### Front Garden

Neatly maintained front garden enclosed by wooden fencing, partially laid to lawn with paved border, outside tap, gated side access to rear garden.

### Parking

A large gravelled driveway providing off-road parking for several vehicles.

### Rear Garden

Enclosed by wooden fencing, paved patio area, remainder laid to lawn, wooden garden shed, outside tap, gated side access to front.

