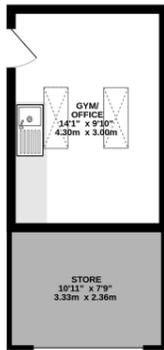




OUTSIDE  
139 sq.ft. (12.9 sq.m.) approx.

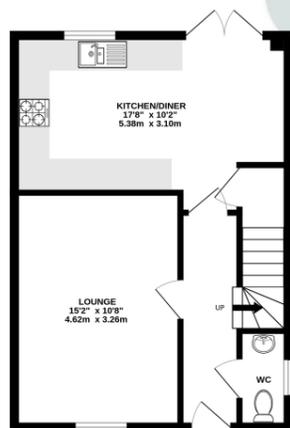


TOTAL FLOOR AREA: 1154 sq. ft. (107.2 sq.m.) approx.

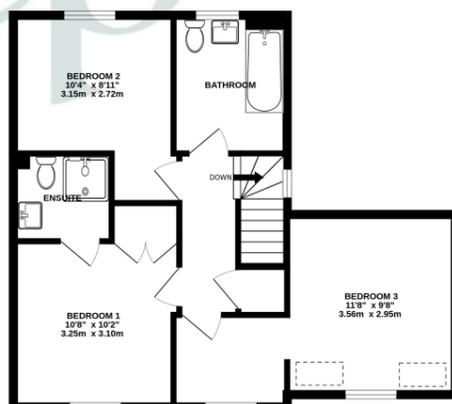
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
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)

Discover the perfect balance of modern luxury and village charm in this immaculate three-bedroom home. Boasting a versatile, high-spec garden studio—ideal for hybrid working or fitness—this property features a stunning open-plan kitchen/diner and a sleek, contemporary finish throughout. With an enviable, open outlook and prime proximity to the transformative Universal Studios site, it offers an exceptional lifestyle opportunity and significant investment potential in the heart of the Bedfordshire corridor.

- Detached insulated 139 sq. ft. outbuilding currently utilised as a gym/home office.
- 17'8" Kitchen/diner with french doors leading to a landscaped garden.
- Situated on the desirable Robinson Avenue with the superior outlook offering more privacy than typical modern houses.
- Perfectly placed for the 2026 commencement of the Universal Studios development and the upcoming Wixams railway station.
- Spacious master bedroom featuring a contemporary ensuite shower room.
- Includes a private driveway and sheltered carport providing convenient off-road parking.

## Ground Floor

### Entrance Hall

Radiator, front entrance door leading to:

### Lounge

Double glazed window to front, radiator.

### Kitchen

Double glazed window to rear, a range of base and wall mounted units with work surfaces over, 1 & 1/2 stainless steel sink and drainer with mixer tap over, integrated fridge freezer, oven, gas hob, extractor, washing machine, dishwasher, gas combi boiler, understairs cupboard, radiator, french doors to garden.

## First Floor

### Landing

Double glazed window to side, cupboard under the stairs.

### Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

### Ensuite

Part tiling to splashback areas, towel rail, white suite comprising of wash hand basin, low level w/c with separate shower cubicle and electric shower.



### Bedroom Two

Double glazed window to rear, loft access, radiator.

### Bedroom Three

Two double glazed windows, loft access, two radiators.

### Bathroom

Double glazed window to rear, part tiling to splashback areas, white suite comprising of panelled bath with telephone shower mixer attachment, wash hand basin and low level w/c, radiator.

## Outside

### Rear Garden

Mainly laid to lawn with patio.

### Single Garage

Part converted into an office/gym, power and light, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over.

### Parking

Driveway providing off-road parking, plus visitor parking.

### NB

These are preliminary details to be approved by the vendor.

