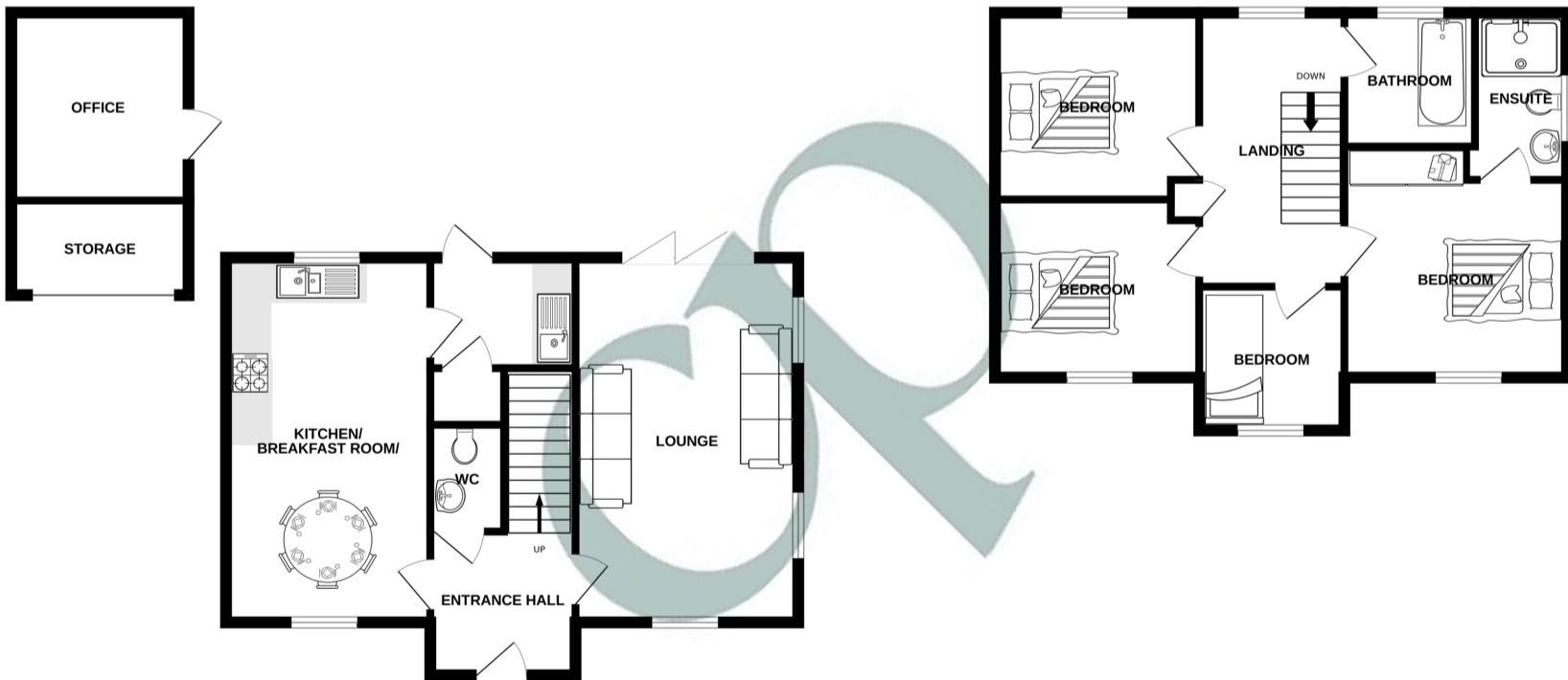




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

Arguably the best example of this house type - a stunning family residence presented in show-house condition by its present owners, built in 2021 with 7 years remaining on the builders guarantee.

- Attractive landscaped rear garden.
- Master bedroom with ensuite and fitted wardrobes.
- Part converted garage providing a useful study/office.
- Kitchen/dining room and separate lounge with bi-folding doors opening to the garden.

Ground Floor

Entrance Hall

Entrance door to the front, Amtico flooring, stairs rising to first floor, radiator.

Cloakroom

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

Lounge

18' 2" x 11' 2" (5.54m x 3.40m) Bi-folding doors opening to the rear garden, double glazed windows to the front and side with fitted blinds, Amtico flooring, radiator.

Kitchen/Dining Room

18' 1" x 10' 3" (5.51m x 3.12m) A range of base and wall mounted units with under-lighting and granite work surfaces over, 1.5 basin stainless steel sink and drainer, split-level oven and gas hob with extractor over, integrated dishwasher, double glazed windows to the front and rear, Amtico flooring, radiator.

Utility

Space for appliances, stainless steel sink and drainer, boiler, under stairs cupboard, door to the rear, Amtico flooring.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the rear, radiator.

Bedroom One

11' 5" x 9' 02" (3.48m x 2.79m) Fitted mirror-fronted wardrobes, double glazed windows to the front and side with fitted blinds, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, radiator.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m) Wooden panelling to one wall, double glazed window to the front with fitted blinds, radiator.

Bedroom Three

10' 11" x 8' 11" (3.33m x 2.72m) Wooden panelling to one wall, double glazed window to the rear, radiator.

Bedroom Four

8' 4" x 6' 10" (2.54m x 2.08m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Rear Garden

A beautifully landscaped rear garden, mainly laid to lawn with large patio seating area, flower borders, brick retaining wall and timber fencing, outside tap and light, external electric points, access to:

Part Converted Garage

Part converted to provide storage plus a useful office space with power and light, double glazed window and door opening to the garden.

Parking

Driveway to the front of the property providing off-road parking.

