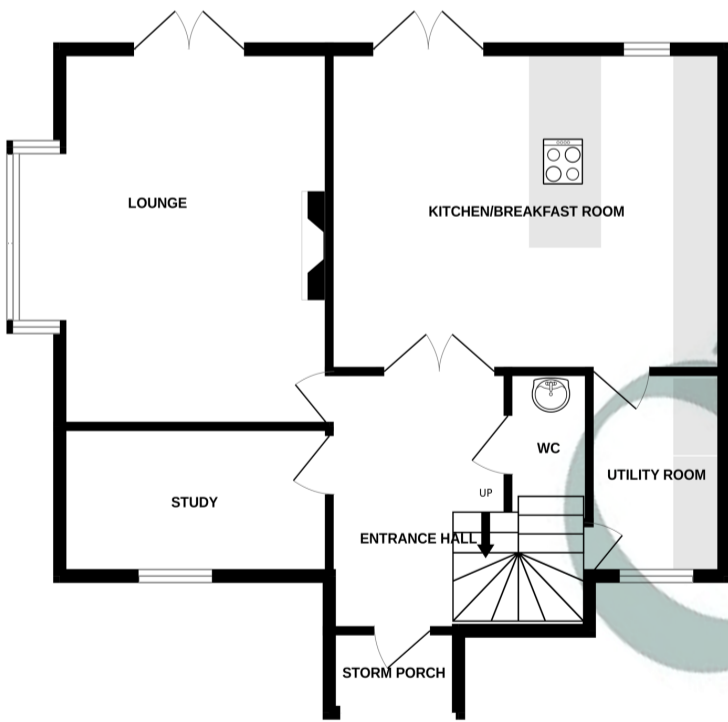
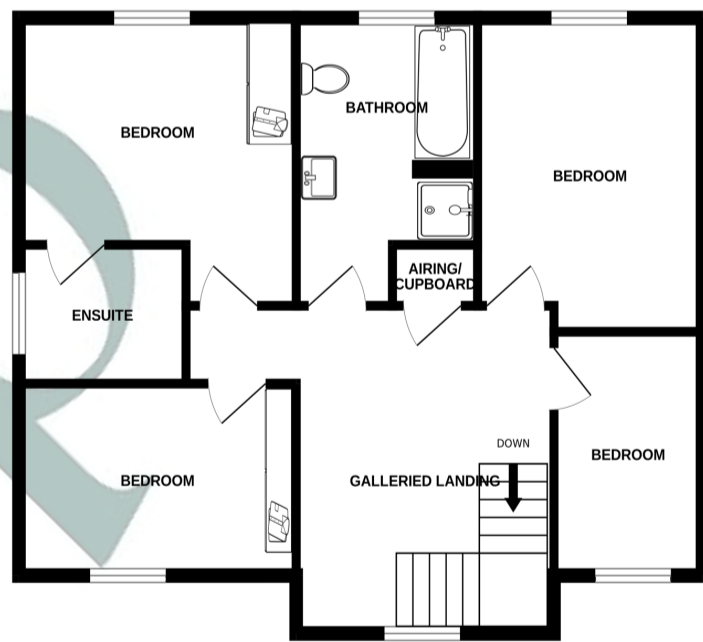




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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.  
 Made with Metropix ©2025

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

This exquisite four bedroom family residence offers a perfect blend of luxury and comfort, featuring high specification appliances and the benefit of a beautifully landscaped rear garden complete with elegant lighting to create a serene ambiance.

- Lounge with impressive feature media fire wall.
- WiFi alarm system plus Ring security zone and doorbell for CCTV.
- Nest thermostat controlled heating and hot water.
- Driveway and garage with electrically operated door.
- Master bedroom with fitted wardrobes and ensuite shower room.
- Underfloor heating to all tiled areas on the ground floor.

## Ground Floor

### Entrance Hall

Entrance door to the front, dog-legged staircase rising to first floor, bespoke smart storage under stairs, radiator.

### Cloakroom

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

### Lounge

16' 1" x 12' 0" plus bay (4.90m x 3.66m) Feature media fire wall, French doors opening to the rear garden with fitted blinds, double glazed leaded light bay window to the side with fitted blinds, radiator.

### Study

12' 0" x 6' 5" (3.66m x 1.96m) Double glazed window to the front with fitted blinds, radiator.

### Kitchen/Diner

17' 0" x 12' 2" (5.18m x 3.71m) A range of base and wall mounted units with lighting above and below, quartz work surfaces, breakfast bar with inset extra wide 75cm Miele induction hob and extractor over, eye-level WiFi Neff double oven, integrated dishwasher and fridge/freezer with frost-free freezer, 1.5 basin sink and drainer with fitted waste disposal and 4-in-1 instant boiling water tap, double glazed window and French doors to the rear, radiator.

### Utility

8' 7" x 6' 0" (2.62m x 1.83m) Space and plumbing for washing machine and tumble dryer, gas boiler (annually serviced), under stairs cupboard, double glazed window to the front, radiator.

## First Floor

### Galleried Landing

Access to boarded loft, airing cupboard housing hot water tank, double glazed leaded light window to the front with fitted blinds, radiator.



### Bedroom One

12' 2" x 9' 6" plus door recess (3.71m x 2.90m) Mirror-fronted fitted wardrobes, double glazed window to the rear with fitted blinds, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed leaded light window to the side.

### Bedroom Two

11' 11" x 8' 0" (3.63m x 2.44m) Built-in wardrobes, double glazed leaded light window to the front, radiator.

### Bedroom Three

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to the rear with fitted blinds, radiator.

### Bedroom Four

9' 8" x 6' 5" (2.95m x 1.96m) Double glazed leaded light window to the front with fitted blinds, radiator.

### Bathroom

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

## Outside

### Front Garden

Low maintenance frontage with artificial lawn and wrought iron fencing.

### Rear Garden

The beautifully landscaped rear garden boasts an artificial lawn, stylish composite decking with inset lighting, elegant gabion stone cages, plus a sleek porcelain patio and shingle area with a tranquil water feature. Lush shrub and flower borders enhance the space, while external electric points and ambient lighting add convenience. A secure side gate with a security lock and a door to the garage provide easy access.

### Garage

Electrically operated up & over door, wall mounted shelving, power and light, door to garden.

### Parking

Driveway to the front of the garage providing off-road parking for two cars.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

