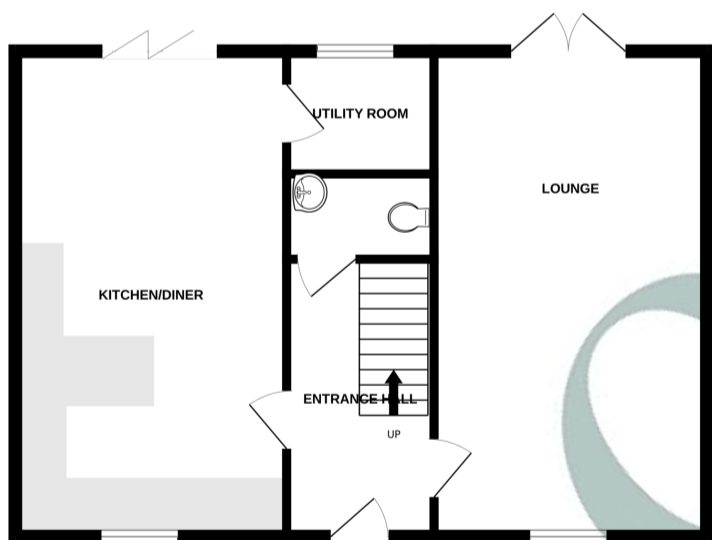
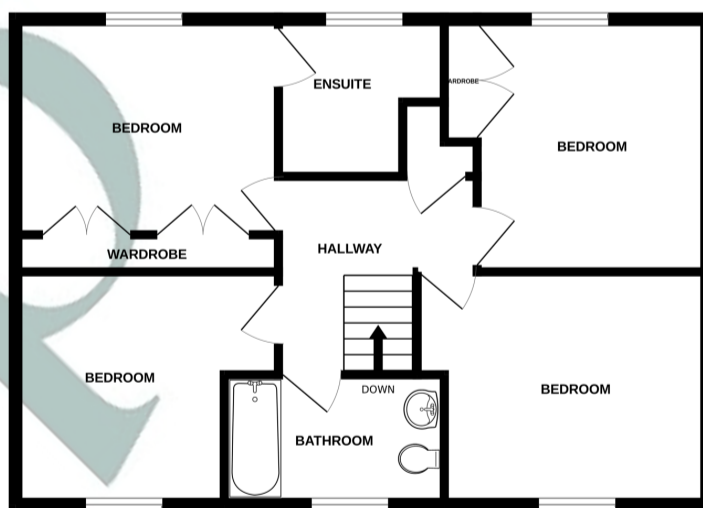




GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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		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			
EU Directive 2002/91/EC			

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)

Being offered with no onward chain is this stylish and immaculately presented four bedroom family residence occupying a pleasant individual position.

- Master bedroom with ensuite.
- 20ft lounge with feature fireplace.
- 20ft kitchen/diner with bi-folding patio doors.
- Single garage and ample off-road parking.
- No onward chain.

### Ground Floor

#### Entrance Hall

Entrance door to the front, stairs rising to first floor with cupboard under, radiator.

#### Cloakroom

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

#### Lounge

20' 11" x 11' 10" (6.38m x 3.61m) Feature fireplace with living flame gas fire, double glazed French doors to the rear, double glazed window to the front, two radiators.

#### Kitchen/Diner

20' 11" x 11' 10" (6.38m x 3.61m) A range of base and wall mounted units with ceramic work surfaces over, 1.5 basin stainless steel sink and drainer, Neff double oven, fridge freezer and dishwasher, four ring gas hob with extractor over, double glazed window to the front and bi-fold doors to the rear, two radiators.

#### Utility

Base and wall mounted units, sink, door to the rear, wall mounted boiler.

### First Floor

#### Landing

Airing cupboard, access to loft.



#### Bedroom One

11' 0" x 9' 3" (3.35m x 2.82m) Fitted wardrobes, Georgian style double glazed window to the rear, radiator.

#### Ensuite

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

#### Bedroom Two

12' 1" x 9' 09" (3.68m x 2.97m) Georgian style double glazed window to the front, radiator.

#### Bedroom Three

10' 11" x 8' 0" (3.33m x 2.44m) Fitted wardrobe, Georgian style double glazed window to the rear, radiator.

#### Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m) Georgian style double glazed window to the front, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, vanity unit wash hand basin, frosted Georgian style double glazed window to the front, radiator.

### Outside

#### Rear Garden

Mainly laid to lawn, timber fencing and gate to garage and parking.

#### Garage

Power and light.

#### Parking

Off-road parking in front of the garage for several cars.

#### NB

We can confirm that there is a management company responsible for the communal areas, play area and open greens and that an annual management fee is payable.

