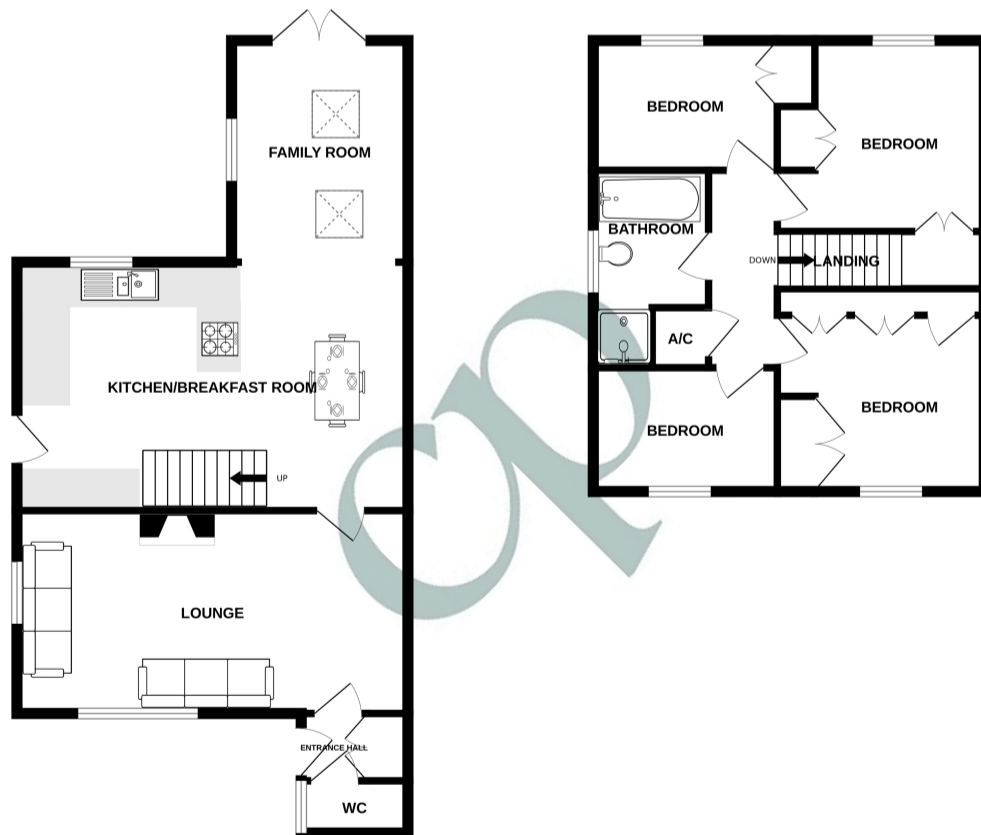




GROUND FLOOR

1ST FLOOR



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

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)

An extended four bedroom detached family residence presented in immaculate condition by the current owners.

- Spacious lounge with log burner.
- Superb open-plan kitchen/dining/family room.
- Family bathroom with separate shower cubicle.
- Landscaped rear garden.
- Single garage and off-road parking.

Lounge

20' 8" x 10' 10" (6.30m x 3.30m) Feature fireplace with log burner, oak flooring, coving, double glazed bay window to the front, two radiators.

Kitchen/Dining Area

21' 4" x 13' 1" (6.50m x 3.99m) A range of base and wall mounted units with lighting under and work surfaces over, breakfast bar, double sink and drainer, split-level double oven, AEG hob with extractor over, integrated dishwasher and washer/dryer, space for fridge freezer, ceramic tiled flooring, double glazed door to the side and double glazed window to the rear, radiator, opening to:

Family Room

11' 9" x 9' 4" (3.58m x 2.84m) Vaulted ceiling, double glazed French doors to the rear and double glazed window to the side, two Skylight windows, ceramic tiled flooring, radiator.

Ground Floor

Entrance Hall

Entrance door, oak flooring, access to:

Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, double glazed window to the front, radiator, ceramic tiled flooring.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank and boiler.

Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m) Two large built-in wardrobes, double glazed window to the front, radiator.

Bedroom Two

11' 8" x 10' 0" (3.56m x 3.05m) Two built-in wardrobes, double glazed window to the rear, radiator.

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m) Built-in wardrobes, double glazed window to the rear, radiator.

Bedroom Four

9' 10" x 6' 6" (3.00m x 1.98m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

Good size patio seating area with slate shingle borders, shaped lawn, wooden decked area, door to garage.

Garage

Up and over door, power and light.

Parking

Driveway providing ample off-road parking.

