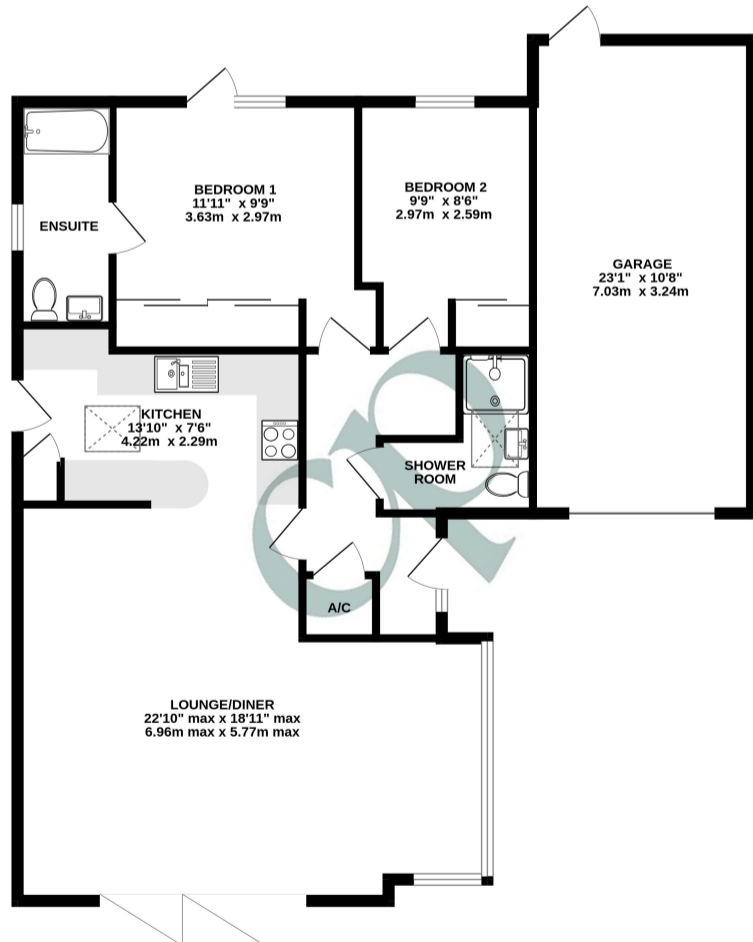




GROUND FLOOR  
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 5/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(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)



A stunning two bedroom bungalow both inside and out!  
 Located on the highly sought after Badger Hill Close, built by MJ Hillson in 2018 to an incredibly high standard with open-plan living, underfloor heating throughout, a garage and parking.

- Two double bedrooms and two bathrooms.
- Large double length garage and off-road parking.
- 4 years remaining on the builders guarantee.
- High specification throughout with underfloor heating and Quartz work surfaces.
- A beautifully landscaped, walled rear garden with mature trees, shrubs and plants.
- A short distance to country walks.
- 55 and over development.

#### Accommodation

##### Entrance Hall

Composite entrance door, double glazed window to the side, underfloor heating, airing cupboard housing hot water tank.

##### Kitchen

13' 10" x 7' 6" (4.22m x 2.29m) A range of base and wall mounted units with Quartz work surfaces over, 1.5 countersunk stainless steel sink and drainer with mixer tap, integrated split-level oven and hob with extractor over, integrated fridge freezer and dishwasher, door to side access, storage cupboard, Skylight window, underfloor heating, vaulted ceiling.

##### Lounge/Diner

22' 10" x 18' 11" (6.96m x 5.77m) Bi-folding doors opening to the front courtyard area, vaulted ceiling, double glazed window to the side.

##### Bedroom One

11' 11" x 9' 9" (3.63m x 2.97m) Fitted wardrobes, door opening to patio area, access to loft, double glazed window to the rear, underfloor heating.

##### Ensuite

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

##### Bedroom Two

9' 9" x 8' 6" (2.97m x 2.59m) Fitted wardrobes, access to loft, double glazed window to the rear, underfloor heating.

##### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, Skylight window.

##### Outside

##### Rear Garden

A beautifully landscaped, walled garden with lawn, patio seating area, rockery area, mature trees and plants, rear access to both sides.

##### Garage

Electric roller shutter, door to garden, access to boarded loft with ladder, gas boiler, power and light.

##### Parking

Block paved driveway providing off-road parking for two cars.

##### NB

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

