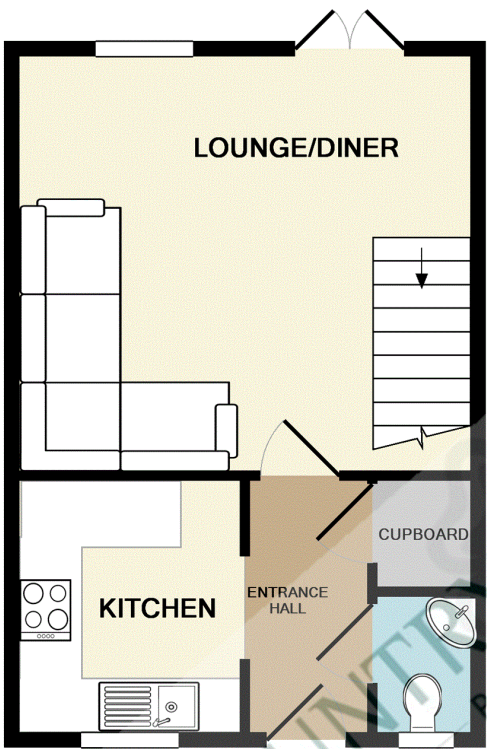
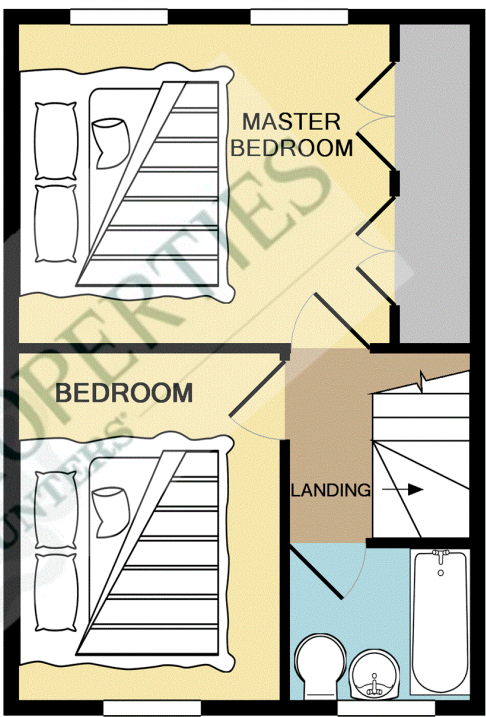


28, Pheasant Grove

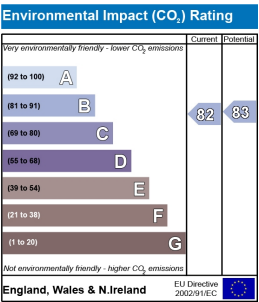
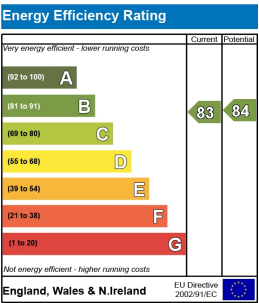


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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TRULY STUNNING and ONE OF THE LARGEST two  
bedroom semi detached houses in Wixams with many extra  
features included by the present vendors. VIEWING A MUST  
TO AVOID DISAPPOINTMENT!!!

GROUND FLOOR -

Entrance -

Storm Canopy. Outside Light. Composite door into:

Entrance Hall -

Coir Mats. Slate Flooring. Radiator. Ceiling down lighters. Paneled doors with chrome furnishings into Lounge, storage cupboard and cloakroom.

Cloakroom -

Low level W.C. Pedestal wash hand basin. Splash back tiles. Heated towel rail. Slate flooring

Kitchen -

7' 4" x 8' 6" (2.24m x 2.59m) Georgian style double glazed window to front aspect. A superb range of modern base and wall mounted unit with solid oak wooden work surfaces. Stainless steel single drainer sink unit with mixer taps

and cupboards below. Plumbing for washing machine. Wall mounted combination boiler for domestic hot water and gas central heating. Ceiling down lighters. Stainless steel double extractor hood. Four ring gas hob with oven under. Space for fridge freezer. A good range of splash back tiles. Slate flooring.

Lounge / Diner -

12' 10" x 14' 7" (3.91m x 4.45m) measurement includes stairs. Good under stair storage area. Stairs to first floor with oak balustrade. Built in oak bookcase. Double Georgian style french doors and double glazed window to rear aspect. Two single panel radiators. Engineered oak flooring. Centre light point. Under stair cupboard with hanging space and storage.

FIRST FLOOR -

Landing -

Stairs to first floor with open balustrade. Carpet as fitted. Paneled doors with chrome furnishings to all bedrooms & bathroom.

Bedroom One -

11' 9" x 10' 6" (3.58m x 3.20m) to wardrobes. Double glazed Georgian style window to side aspect and frosted double glazed window to rear aspect. Laminate flooring. Single panel radiator. Built in his and hers wardrobes with hanging rail and shelving. Centre light point.

Bedroom Two -

11' 0" x 7' 9" (3.35m x 2.36m) Georgian style double glazed window to front aspect. Single panel radiator. Carpet as fitted. Access to loft.

Family Bathroom -

Frosted double glazed window to front aspect. . Paneled bath with power shower over. Vanity unit wash hand basin with cupboard below. Low level W.C. Heated towel rail. Fully tiled ceiling to floor range of splash back tiles. Ceramic tiled flooring.

OUTSIDE -

Front -

Shrubs and flower borders. Two parking spaces. Side access via covered area to:

Rear Garden -

Timber fencing to sides and rear boundaries. Circular seating area in decorative shingle area. Raised wood decking with lighting. Shaped lawns, shrubs and flower borders. To the side of the house, BUILT IN WOODEN BARN (ideal workshop) providing access to front & rear aspects complete with power, light and outside tap.

Agents Note -

Council Tax Band - ' C '

