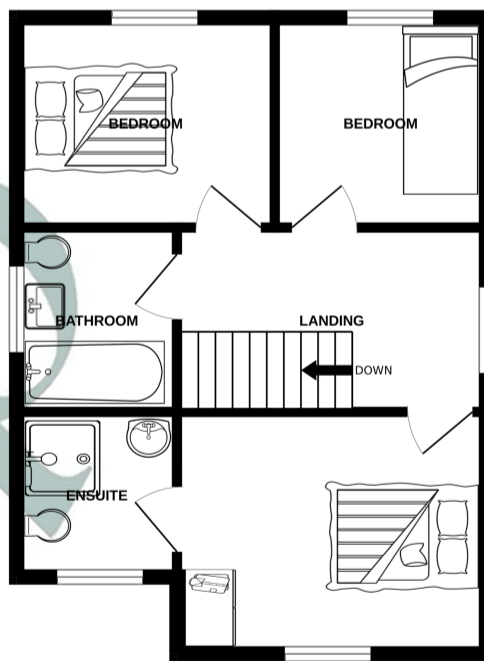
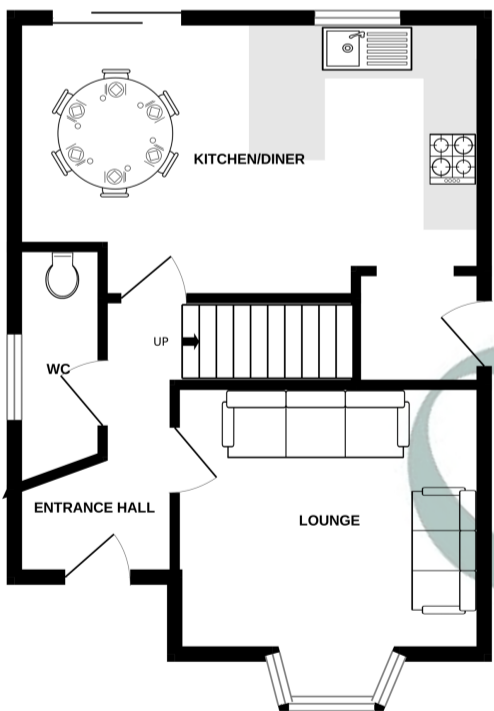




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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 ©2024

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)

A bay fronted three bedroom detached family home, in a position within a cul-de-sac location in the popular village of Marston Moretaine.

- Kitchen/breakfast/diner.
- Lounge with bay fronted window.
- Master bedroom with ensuite.
- Single garage and parking.
- Walled rear garden.

#### Ground Floor

##### Entrance Hall

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

##### Cloakroom

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

##### Lounge

3.95m x 3.68m into bay (13' 0" x 12' 1")

Wooden sealed double glazed bay window to the front, radiator.

##### Kitchen/Diner

5.49m x 3.26m (18' 0" x 10' 8") A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, oven and hob with extractor over, patio doors to the rear, wooden sealed double glazed window to the rear, radiator.

##### Utility

Space for washing machine, stainless steel sink and drainer, door to side, boiler, radiator.

#### First Floor

##### Landing

Access to loft, airing cupboard housing hot water tank, window to the side.

##### Bedroom One

3.48m x 3.38m (11' 5" x 11' 1") Fitted wardrobes, wooden sealed double glazed window to the front, radiator.



##### Ensuite

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

##### Bedroom Two

2.97m x 2.45m (9' 9" x 8' 0") Wooden sealed double glazed window to the rear, radiator.

##### Bedroom Three

2.46m x 2.48m (8' 1" x 8' 2") Wooden sealed double glazed window to the rear, radiator.

##### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, radiator, window to the side.

##### Outside

##### Rear Garden

Mature trees and bushes, brick retaining walls, access to garage.

##### Garage

Single garage with up and over door.

##### Parking

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

##### Directions

From the centre of Marston with the Co-Op on your right, turn right onto Bedford Road. Follow along to the roundabout and turn left into Arundel Road.

