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# Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ

www.country-properties.co.uk

A stunning example of a three bedroom semi with an absolutely gorgeous garden. This home really has been looked after by its current owners and offers the added benefit of great off-road parking and detached garage, all within walking distance of Maulden's local amenities.

- Extended on the ground floor.
- Beautifully presented throughout.
- Detached garage and off-road parking for 3 cars.
- Private and stunning west-facing walled garden.
- Village centre location, close to all local amenities.
- Planning previously permitted for front porch extension (now lapsed).

### **Ground Floor**

### **Entrance Hall**

UPVC entrance door to the front, under stairs cupboards, radiator.

### Lounge/Diner

Electric feature fireplace, bi-fold doors opening to the garden, two double glazed windows to the side, two radiators.

#### Kitchen

A range of base and wall mounted units with work surfaces over with breakfast bar, 1.5 basin ceramic sink and drainer with mixer tap, integrated split-level ovens and induction hob with extractor over, integrated fridge freezer and dishwasher plus integrated washing machine, gas boiler, double glazed windows to the front and side, radiator.

#### First floor

### Landing

Airing cupboard housing hot water tank, access to loft.

### Bedroom One

Fitted wardrobes, double glazed windows to the front and side, radiator.

#### **Bedroom Two**

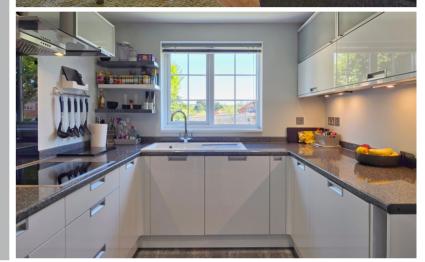
Double glazed window to the rear, radiator.

### **Bedroom Three**

Double glazed window to the rear, radiator.







### Bathroom

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

### Outside

## Front Garden

Mainly laid to lawn with resin pathway leading to the front door with shrub borders.

### Rear Garden

A beautifully landscaped and private west-facing rear garden, mainly laid to lawn with raised sleeper-lined flower beds and a resin pathway leading to the patio seating area with pergola/folly.

### Garage

Detached single garage to the front of the property with up and over door.

### Parking

Allocated off-road parking for 3 cars.





