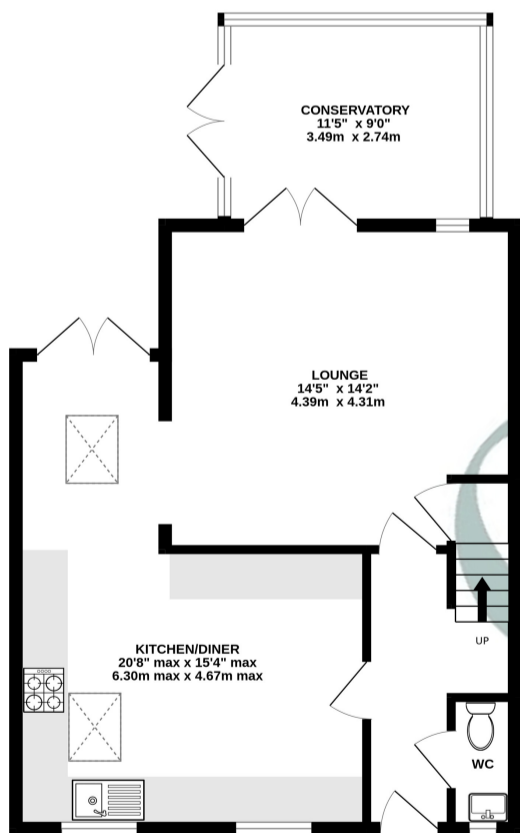
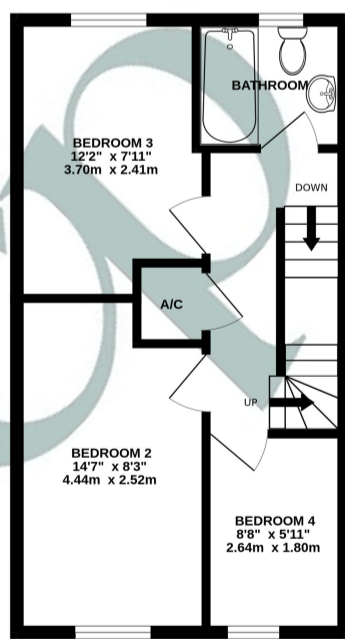




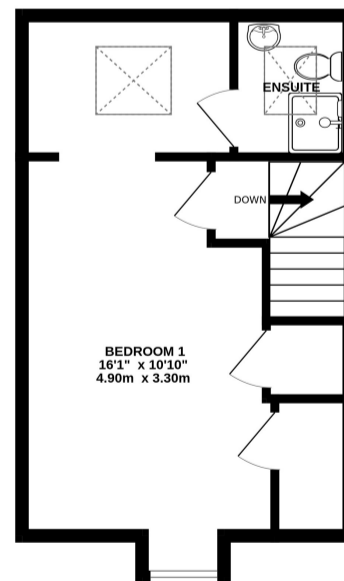
GROUND FLOOR
 639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
 382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
 331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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
www.country-properties.co.uk

Offered with no onward chain, this extended four bedroom town house is the perfect, no-fuss family home blending style and convenience in the very favourable location of Marston Moretaine.

- 4 bedrooms across 3 floors.
- Single storey extension to the side and conservatory to the rear creating a well balanced home.
- No onward chain.
- Off-road parking for 2 cars.
- Well presented throughout.
- Amazing commuter links via A421 and M1.

Ground Floor

Entrance Hall

Wooden entrance door to the front, radiator.

Cloakroom

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

Lounge

14' 5" x 14' 2" (4.39m x 4.32m) Double doors opening to the conservatory, under stairs cupboard, double glazed window to the rear, two radiators, opening to:

Kitchen/Diner

Max. 20' 8" x 15' 4" (6.30m x 4.67m) A range of units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, French doors opening to the garden, two double glazed windows to the front and two skylight windows, two radiators.

Conservatory

11' 5" x 9' 0" (3.48m x 2.74m) Double doors opening to the garden, radiator.



First Floor

Landing

Airing cupboard housing hot water tank, radiator.

Bedroom Two

14' 7" x 8' 3" (4.45m x 2.51m) Double glazed window to the front, radiator.

Bedroom Three

12' 2" x 7' 11" (3.71m x 2.41m) Double glazed window to the rear, radiator.

Bedroom Four

8' 8" x 5' 11" (2.64m x 1.80m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, radiator.

Second Floor

Bedroom One

16' 1" x 10' 10" (4.90m x 3.30m) Cupboard over the stairs and dressing area with walk-in wardrobe, double glazed window to the front and skylight to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, skylight window to the rear.

Outside

Rear Garden

Mainly laid to lawn with patio seating area and concrete base for a shed, rear access to the side of the property.

Parking

Off-road parking for 2 cars.

NB

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

