

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

36 Newport Road, Wavendon, Milton Keynes, Buckinghamshire.

MK17 8AE

£850,000 Freehold

REDUCED



## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this five bedroom detached property situated in the desirable location of Wavendon on a private lane with gated access to three unique plots. This location offers close proximity to Caldecotte Lake, Walton High and Wavendon primary schools, M1 junctions 13 and 14 and Milton Keynes railway station.

The accommodation in brief comprises; entrance hall, downstairs cloakroom, lounge, study, kitchen diner, conservatory and utility room. The first floor offers four bedrooms, dressing room to the master bedroom, two en-suite shower rooms and a family bathroom. The second floor boasts a fifth bedroom with dressing area and en-suite shower room. This property also greatly benefits from front and rear gardens and off road parking for several cars. This unique plot is a new, never lived in before property that benefits from 10 year NHBC warranty.

Please contact us for further information or to confirm your viewing appointment.

## FEATURES

- NEW HOME
- GATED ACCESS ON PRIVATE LANE
- DETACHED
- FIVE BEDROOMS
- FOUR BATHROOMS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR SEVERAL CARS



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKROOM

#### LOUNGE

14' 6" x 13' 1" (4.42m x 3.99m)

#### STUDY

12' 8" x 8' 3" (3.86m x 2.51m)

#### KITCHEN DINER

34' 8" x 10' 0" (10.57m x 3.05m)

#### CONSERVATORY

18' 0" x 12' 0" (5.49m x 3.66m)

#### UTILITY ROOM

8' 7" x 5' 1" (2.62m x 1.55m)

### FIRST FLOOR

#### BEDROOM ONE

13' 3" x 10' 9" (4.04m x 3.28m)

#### DRESSING ROOM

8' 0" x 7' 9" (2.44m x 2.36m)

#### EN-SUITE TO MASTER BEDROOM

#### BEDROOM TWO

14' 3" x 10' 6" (4.34m x 3.20m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM THREE

13' 5" x 11' 4" (4.09m x 3.45m)

#### BEDROOM FOUR

11' 9" x 7' 6" (3.58m x 2.29m)

#### FAMILY BATHROOM

### SECOND FLOOR

#### BEDROOM FIVE

21' 2" x 14' 2" (6.45m x 4.32m)

#### DRESSING ROOM

14' 7" x 8' 2" (4.45m x 2.49m)

#### EN-SUITE SHOWER ROOM

### EXTERIOR

#### FRONT AND REAR GARDEN

#### OFF ROAD PARKING FOR SEVERAL CARS

#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

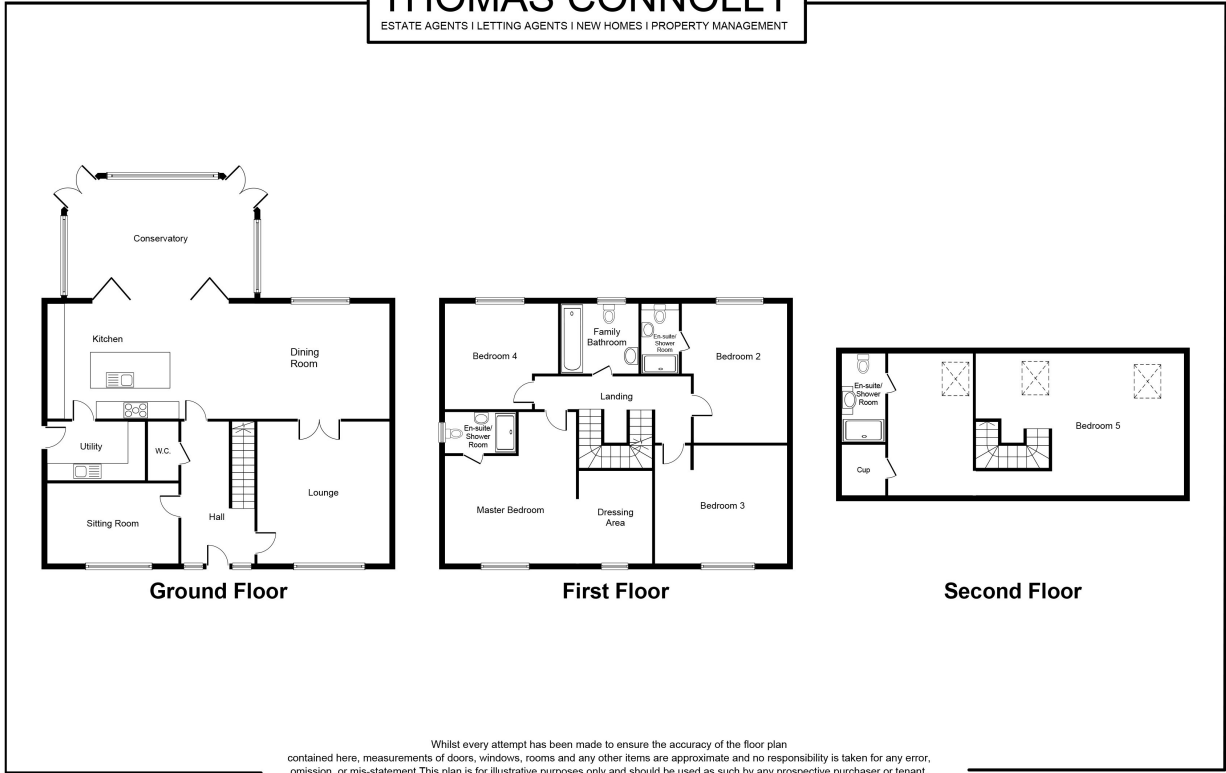






# FLOORPLAN & EPC

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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 or tenant. 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	