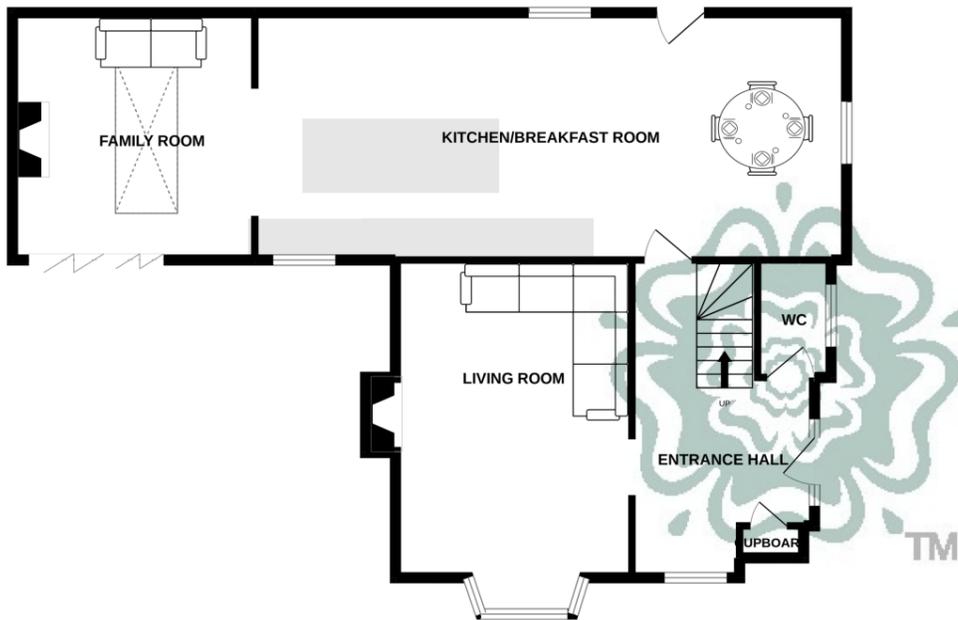
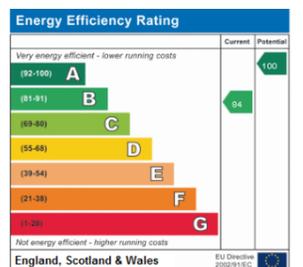
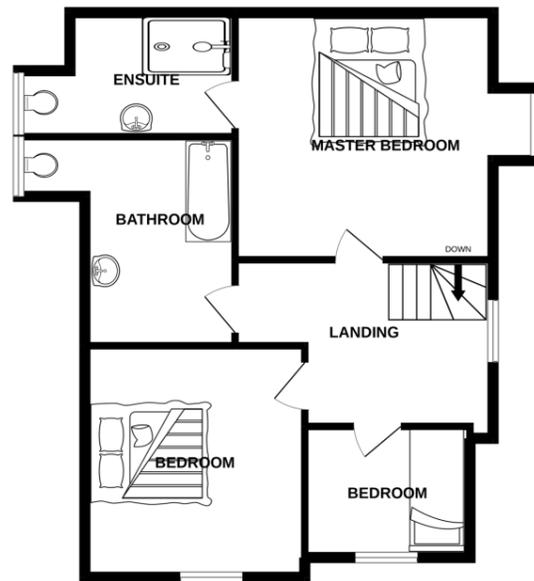




GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.3 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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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

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)

Built to the highest specification, this extended three bedroom detached family home boasts a magnificent 30ft kitchen/breakfast room and a stunning family room with bi-folding doors and a glass atrium roof to offer plenty of natural light.

- Extended family room with vaulted ceiling and glass atrium.
- Lounge with log burner.
- Ample off-road parking on a corner plot.
- Three bedrooms.
- Ensuite to bedroom one and family bathroom.
- 30ft kitchen/breakfast room with log burner.

## Ground Floor

### Entrance

Principle entrance door with double glazed windows to each side, opening to:

### Entrance Hall

Lead-light double glazed window to the front with plantation blinds, stairs rising to first floor with open balustrade, square opening into the lounge, oak flooring with underfloor heating.

### Cloakroom

A suite comprising of a wall mounted WC, vanity unit wash hand basin, lead-light double glazed window to the front with plantation blinds, oak flooring with underfloor heating.

### Lounge

16' 11" into bay x 13' 0" (5.16m x 3.96m) Lead-light bay window to the front aspect with plantation blinds, feature fireplace with multi-fuel log burner and tiled hearth, oak flooring with underfloor heating.

### Family Room

13' 1" x 13' 1" (3.99m x 3.99m) Bi-folding doors to the rear garden, vaulted ceiling with glass atrium, with multi-fuel log burner.



### Kitchen/Breakfast Room

30' 0" x 13' 05" (9.14m x 4.09m) A magnificent kitchen/breakfast room consisting of a range of base and wall mounted units plus a large central island with oak and granite work surfaces, built-in Bosch electric oven and microwave, Bosch four ring induction hob, integrated dishwasher and fridge freezer, 1.5 basin stainless steel sink and drainer, double glazed windows to the front and sides with plantation blinds and side door.

## First Floor

### Landing

Access to loft, Velux window.

### Master Bedroom

13' 7" x 12' 6" (4.14m x 3.81m) Lead-light double glazed window to the front with plantation blinds, fitted carpet, radiator, door into:

### Ensuite

A suite comprising of a walk-in shower cubicle, vanity unit wash hand basin, wall mounted WC, heated towel rail, lead-light window to the rear with plantation blinds.

### Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m) Lead-light window to the side with plantation blinds, fitted carpet, radiator.

### Bedroom Three

Lead-light window to the side with plantation blinds, fitted carpet, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, vanity unit wash hand basin, wall mounted WC, heated towel rail, double glazed window to the rear with plantation blinds.

## Outside

### Front Garden

Large blocked paved off-road parking area, hard landscaped to side aspect leading to:

### Rear Garden

Mainly laid to lawn with shrub and flower borders, patio and decking areas, timber fencing.

### NB

These are preliminary details to be approved by vendor.

