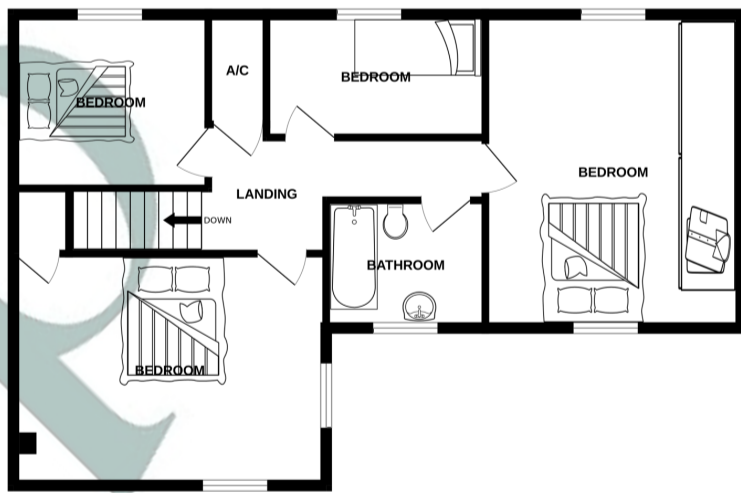
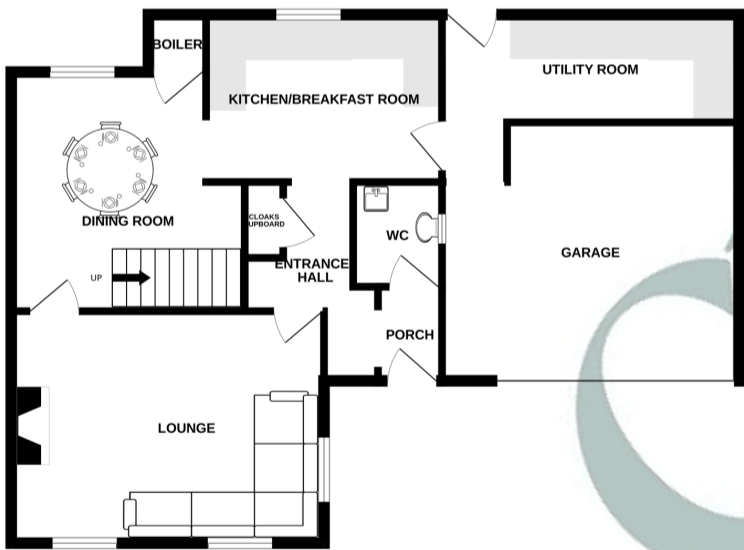




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	75
(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
www.country-properties.co.uk

A delightful four bedroom family residence set in a beautiful cul-de-sac location in the popular village of Haynes.

- Spacious lounge and separate dining room.
- Four bedrooms and family bathroom.
- Picturesque rear garden.
- Double garage and off-road parking.
- Oak doors throughout the property.

GROUND FLOOR

Entrance Hall

Oak entrance door to the front, ceramic tiled flooring, coats cupboard, radiator.

Cloakroom

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

Lounge

16' 0" x 11' 11" (4.88m x 3.63m) Oak door and flooring, lounge burner, wall light points, coving, three double glazed windows, radiator.

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m) Stairs rising to first floor, ceramic tiled flooring, coving, double glazed window to the rear, radiator, cupboard housing oil-fired boiler.

Kitchen

10' 10" x 9' 8" (3.30m x 2.95m) A range of base and wall mounted units with quartz work surfaces over, Butler sink with mixer tap, split-level oven and induction hob with extractor over, integrated fridge, ceramic tiled flooring, double glazed window to the rear, radiator.



Utility

Base units with beech work surfaces over, ceramic sink and drainer with pull out spray mixer tap, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, door to the rear.

FIRST FLOOR

Landing

Airing cupboard housing hot water tank, access to loft, radiator.

Bedroom One

Max. 16' 0" x 11' 11" (4.88m x 3.63m) Built-in wardrobes, coving, double glazed window to the front, radiator.

Bedroom Two

16' 0" x 10' 0" (4.88m x 3.05m) Double glazed windows to the front and rear, coving, radiator.

Bedroom Three

10' 0" x 8' 4" (3.05m x 2.54m) Double glazed window to the rear, coving, radiator.

Bedroom Four

11' 3" x 6' 05" (3.43m x 1.96m) Double glazed window to the rear, coving, radiator.

Bathroom

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

OUTSIDE

Rear Garden

Raised shaped lawn area with shrubs and flower borders, patio seating area, outside tap, lighting and electrics, timber fencing, oil tank, access to front, log store and shed.

Double Garage

Part converted to accommodate the utility room.

Parking

Driveway to the front of the property providing off-road parking.

