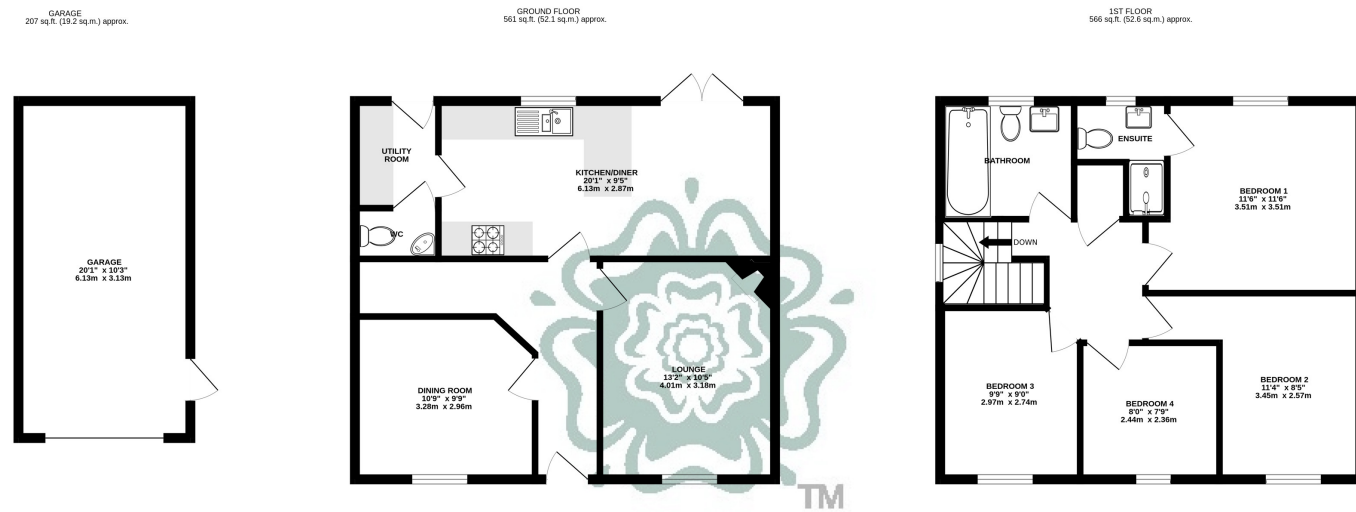


Floor Plans



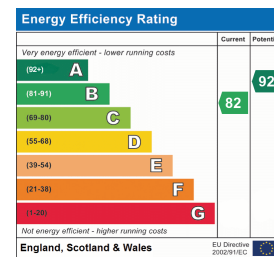
TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.

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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13, Saxon Gold Drive

Stewartby, Bedfordshire,
 MK43 9SR
 £450,000



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: ampthill@country-properties.co.uk
 www.country-properties.co.uk



A perfect family home with four double bedrooms, two bathrooms and ample living accommodation making this a great house to entertain.

- Offered with no onward chain.
- Garage and off-road parking.
- Open plan kitchen/diner opening on to garden.
- Management charge of £120 per annum.
- Four bedrooms and two bathrooms.
- 6 years left remaining on builders guarantee.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Lounge

13' 2" x 10' 5" (4.01m x 3.17m) Feature fireplace (lined for log burner), double glazed window to the front, radiator.

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to the front, radiator.

Kitchen/Diner

20' 1" x 9' 5" (6.12m x 2.87m) A range of base and wall mounted units with quartz work surfaces over and matching peninsula, 1.5 basin stainless steel countersunk sink and drainer with mixer tap, built-in oven and gas hob with extractor over, integrated dishwasher, space for fridge freezer, French doors to garden, double glazed window to the rear, radiator.

Utility

A range of base and wall mounted units with quartz work surfaces over, space for washing machine and tumble dryer, door to garden, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

First Floor

Landing

Access to loft, storage cupboard, double glazed window to the side.

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to the rear, radiator.

Ensuite

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

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m) Double glazed window to the front, radiator.

Bedroom Three

9' 9" x 9' 0" (2.97m x 2.74m) Double glazed window to the front, radiator.

Bedroom Four

8' 0" x 7' 9" (2.44m x 2.36m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn, patio seating area with pergola over, timber fencing, access to garage and side access, shed.

Garage

Up and over door.

Parking

Driveway in front of garage providing off-road parking.

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.

