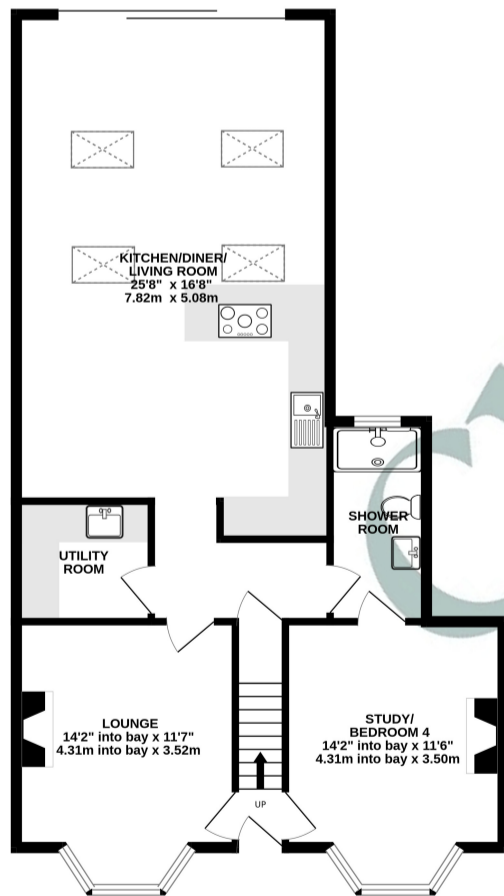
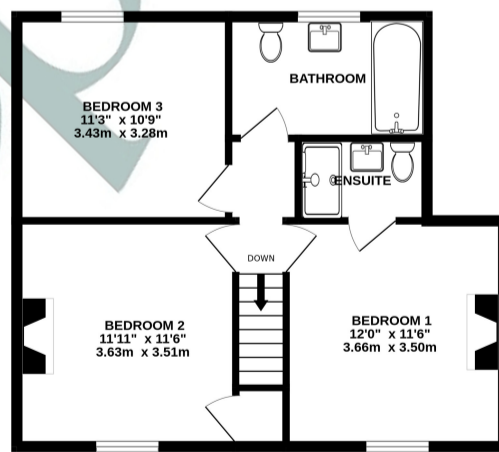




GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

This charming 3/4 bed detached Victorian property seamlessly blends period character with modern luxury, all a stone's throw from the town centre. Boasting a high specification throughout the property, with the heart of the home being the newly extended kitchen featuring a bright and airy open-plan design that flows into the large south-facing rear garden that enjoys sunlight throughout the day, perfect for entertaining.

- Three/four double bedrooms and two bathrooms.
- Beautiful character features throughout.
- Recently extended to provide a stunning, high-spec kitchen/dining/living space opening onto the garden.
- Large south-facing rear garden circa 100ft.
- Town centre location close to all local amenities.
- Off-road parking for one car.

Ground Floor

Entrance Hall

Entrance door to the front, radiator.

Lounge

Feature fireplace with wood burner, double glazed bay window to the front with shutters, radiator.

Kitchen

A range of base and wall mounted units with quartz work surfaces over, countersunk stainless steel sink and drainer with mixer tap, integrated split-level oven and induction hob with inbuilt extractor, integrated fridge freezer and dishwasher, large aluminium sliding patio doors opening on to the decking area, vaulted ceiling with four Skylight windows, brick effect feature wall, two radiators.

Utility

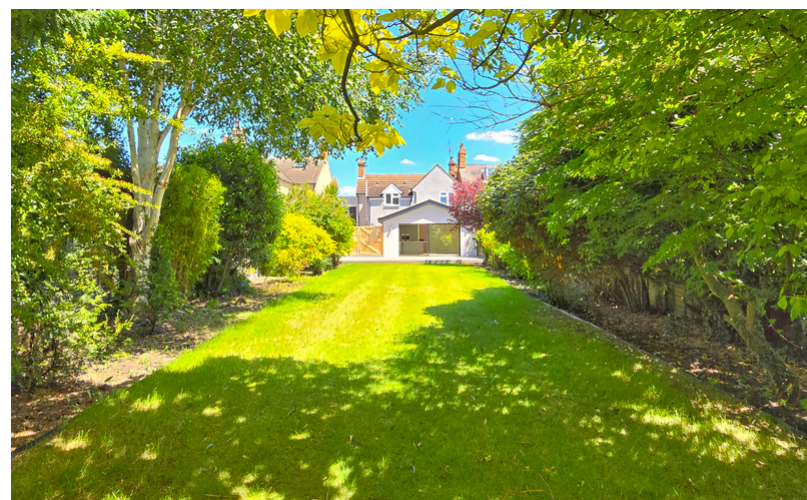
A range of base and wall mounted units with work surfaces over, countersunk stainless steel sink and drainer with mixer tap, space for washing machine, tumble dryer and fridge freezer.

Office/Bedroom Four

Feature fireplace, double glazed bay window to the front with shutters, radiator.

Shower Room

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



First Floor

Bedroom One

Feature fireplace, double glazed sash window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two

Feature fireplace, cupboard over the stairs housing combi-boiler, double glazed sash window to the front, radiator.

Bedroom Three

Exposed brick wall, access to loft, double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

A tree-lined, south facing rear garden, mainly laid to lawn with a composite decking area, double gates to driveway at the front.

Parking

Off-road parking for one car.

