



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 2265 sq.ft. (210.5 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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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An ultra-modern and high tech home, spanning over 2200sqft, this "turn key" 5 bedroom detached home has all the space any growing family would need, all ideally situated on the quiet Lammas Way - a short distance to the highly regarded local schools.

- Large, high spec open-plan kitchen/dining/living room opening on to the garden.
- AEG and Bosch appliances, Quooker hot tap and custom-made wood burners.
- Five bedrooms and five bathrooms across two floors.
- Private, south-facing rear garden.
- Ample off-road parking.
- Five double bedrooms and five bathrooms over two floors.

Ground Floor

Entrance Porch

Entrance door to the front, coat and shoe storage area, radiator, Crittal style doors into:

Entrance Hall

Open tread timber and glass feature stair case rising to first floor, two full-height radiators, airing cupboard housing hot water tank.

Lounge

17' 2" x 12' 5" (5.23m x 3.78m) Feature wood burner, double glazed windows to the front and rear, radiator.

Kitchen/Dining/Living Room

27' 7" x 25' 9" (8.41m x 7.85m) A range of base units and central island with Caesarstone work surfaces over, countersunk stainless steel sink and Quooker hot tap, two integrated double fridge freezers and wine fridge, two integrated dishwashers, two integrated double ovens and gas hob, Invictus Nelson feature double-sided wood burner, two sets of bi-folding doors opening to the garden, double glazed windows to the front and rear, two radiators.

Utility

A range of base and wall mounted units with Caesarstone work surfaces over, space for washing machine and tumble dryer.

Play Room/Office/Bedroom Five

16' 5" x 12' 8" (5.00m x 3.86m) Bi-folding doors opening to the garden, full-height radiator.



Ground Floor Ensuite

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

Cloakroom

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

First Floor

Landing

Storage cupboard, double glazed windows to the front and rear.

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m) Fitted wardrobes, walk-around media unit, double glazed window to the front, radiator, opening to:

Ensuite One

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

Bedroom Two

15' 2" x 11' 0" (4.62m x 3.35m) Vaulted ceiling, double glazed window to the front, radiator.

Ensuite Two

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

Bedroom Three

14' 3" x 10' 0" (4.34m x 3.05m) Vaulted ceiling, double glazed bay window to the rear, radiator.

Ensuite Three

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

Bedroom Four

13' 0" x 9' 2" (3.96m x 2.79m) Vaulted ceiling, double glazed window to the side, radiator.

Bathroom

A suite comprising of a free standing bath, low level WC, wash hand basin, feature storage wall, heated towel rail, double glazed window to the front, access to loft.

Outside

Rear Garden

A landscaped south-facing rear garden, mainly laid to lawn with shingled seating areas, raised and rendered flower beds with silver birch and bamboo screening.

Parking

Shingled driveway providing ample off-road parking.

