

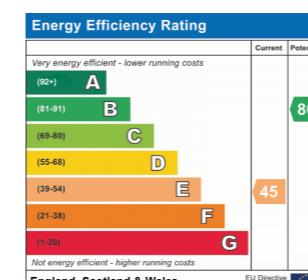


Manor Gardens, Buckden PE19 5TN

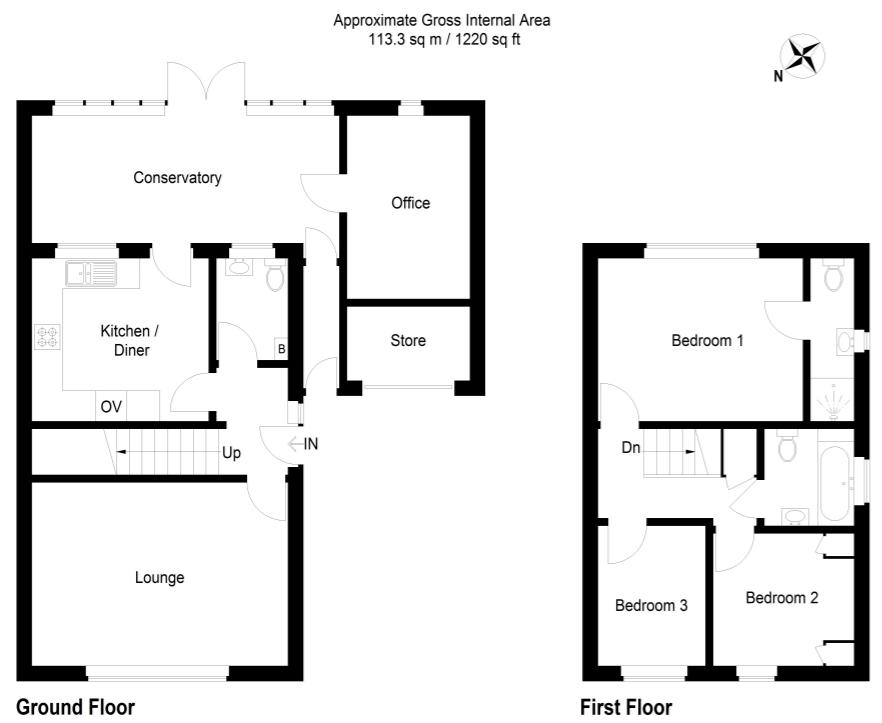
Guide Price £325,000



- Well Presented Family Home
- Extended Ground Floor Accommodation
- En Suite To Principal Bedroom
- Re-Fitted Downstairs Cloakroom
- Fitted Kitchen/Breakfast Room
- Enclosed Garden
- Garage And Two Car Driveway
- Desirable And Popular Development



**Peter & Lane**  
PARTNERS  
EST 1990



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1205153)  
Housepix Ltd

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## New Composite Glazed Door To

### Entrance Hall

7' 9" x 4' 8" (2.36m x 1.42m)  
Double panel radiator, stairs to first floor, LVT flooring, fuse box and master switch, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiling, double panel radiator, limestone flooring, internal UPVC window to **Garden Room**, wall mounted gas fired central heating boiler serving hot water system and radiators.

### Kitchen/Breakfast Room

11' 4" x 10' 10" (3.45m x 3.30m)  
Fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, fixed display shelving, double panel radiator, fitted/fridge freezer, integral double electric oven and ceramic hob with suspended stainless steel extractor unit above, single drainer one and a half bowl resin sink unit with mixer tap, drawer units, pan drawers, LVT flooring, UPVC door and window to garden room.

### Garden Room

21' 4" x 8' 8" (6.50m x 2.64m)  
Incorporating **Utility Area** Of UPVC double glazed construction with panel work to ceiling, part LVT flooring, UPVC door to garden terrace, plumbing for automatic washing machine, work surface and base storage unit, UPVC door to the front, wall light points.

### Workshop/Studio

11' 10" x 7' 10" (3.61m x 2.39m)  
Sectioned from part of the **Garage**. UPVC window to rear aspect, work surfaces, base units, drawer units, appliance spaces.

### Sitting Room

16' 3" x 12' 1" (4.95m x 3.68m)  
UPVC window to front aspect, double panel radiator, TV point, telephone point, LVT flooring, understairs storage, coving to ceiling.

### First Floor Landing

Access to insulated loft space, shelved over-stairs cupboard.

### Bedroom 1

12' 11" x 10' 7" (3.94m x 3.23m)  
UPVC window to garden aspect, double panel radiator, TV point.

### En Suite Shower Room

10' 6" x 3' 1" (3.20m x 0.94m)  
Fitted in a three piece contemporary white suite comprising low level WC, wall mounted wash hand basin with mixer tap, heated towel rail, screened oversized shower enclosure with independent multi head shower attachment, UPVC window to side aspect, ceramic tiled flooring, extensive tiling with natural stone contour border tiles, recessed lighting.

## Bedroom 2

9' 0" x 8' 11" (2.74m x 2.72m)  
UPVC window to front aspect, double panel radiator, wardrobe range with two cupboard units, overbed bridging units, fixed display shelving, wall light points.

## Bedroom 3

9' 3" x 6' 11" (2.82m x 2.11m)  
UPVC window to front aspect, double panel radiator,

## Family Bathroom

6' 2" x 5' 2" (1.88m x 1.57m)  
Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, panel bath with folding shower screen, mixer tap hand shower, extensive tiling, contour border tiling, heated towel rail, ceramic tiled flooring, extractor.

## Outside

To the front there is an extensive driveway giving parking provision for two vehicles, areas of paving, a pleasant area of lawn to the front, slate border. There is a **Single Garage** with single up and over door, power, lighting, part converted to provide office space. The rear garden is pleasantly arranged with areas of paving, shaped lawn, gravelled bed, some prepared borders, a good sized **Timber Shed/Workshop**, outside tap and lighting. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold  
Council Tax Band - C