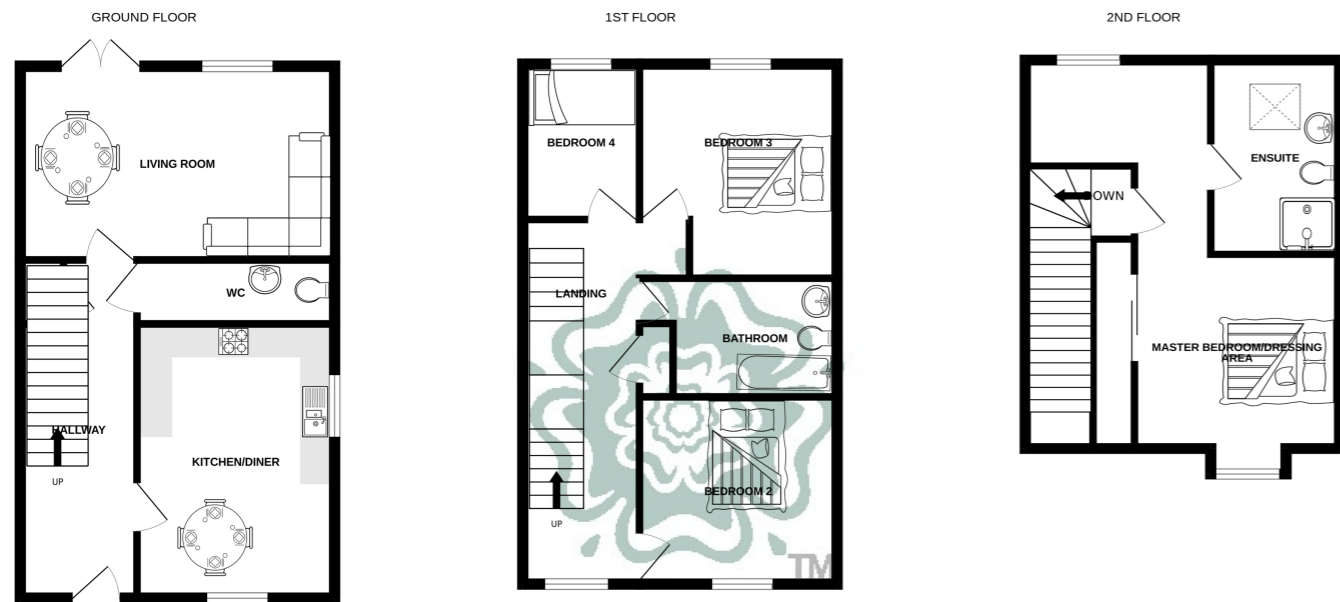


Floor Plans



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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55, Brooklands Avenue

Wixams, Bedford,
bedfordshire, MK42 6AX
OIEO £350,000

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



A superb four bedroom family townhouse over three floors with the added advantage of a double carport to the rear.

- Lounge/Diner
- Master bedroom with ensuite shower room
- Cloakroom and family bathroom
- Kitchen/Breakfast Room
- Three further bedrooms
- South facing rear garden

Ground Floor

Entrance Hall

Ceramic tiled flooring, front entrance door, under stairs storage cupboard, radiator, double glazed window to front.

Cloakroom

Low level WC, wash hand basin, ceramic tiled flooring, tiling to splashback areas, radiator.

Lounge

16' 1" x 13' 9" (4.90m x 4.19m) Double glazed patio doors to rear, double glazed window to rear, two radiators.

Kitchen/Breakfast Room

11' 3" x 9' 0" (3.43m x 2.74m) A range of base and wall mounted units with work surfaces over, stainless steel sink drainer unit with mixer tap over, 4 ring gas hob with stainless steel extractor hood over, fitted double oven, integrated dishwasher, washing machine, fridge/freezer, ceramic tiled flooring, wall mounted boiler, radiator, double glazed window to front and side with window shutters.

First Floor

Landing

Stairs rising to second floor, airing cupboard, double glazed window to front.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to front, radiator.

Bedroom Three

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

A white suite comprising of low level WC, wash hand basin, pannelled bath with shower attachment over, tiling to splashback areas, radiator.

Second Floor

Bedroom One

19' 8" x 12' 7" max (5.99m x 3.84m) Restricted head height. Double glazed windows to front and rear, radiator, dressing area, access to loft. Door to:

Ensuite

Low level WC, wash hand basin, separate shower cubicle, heated towel rail, tiling to splashback areas, double glazed window to rear.

Outside

Front Garden

Path leading to the front door, shingled area.

Parking

Two carports accessed via the back gate.

Rear Garden

A south facing garden, mainly laid to lawn with timber fence surround, patio area, wooden shed and back gate leading to the parking area/carports.

N.B.

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.

