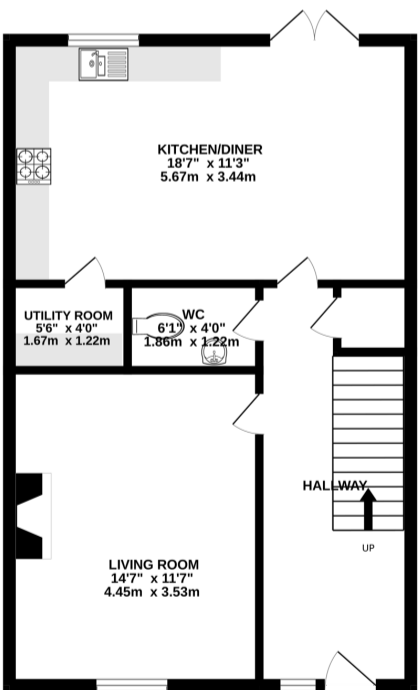
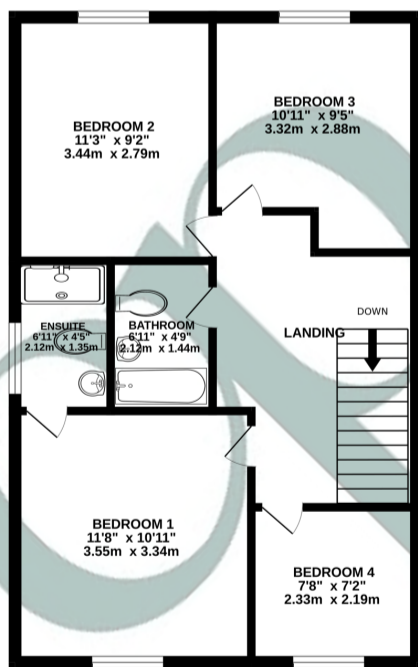




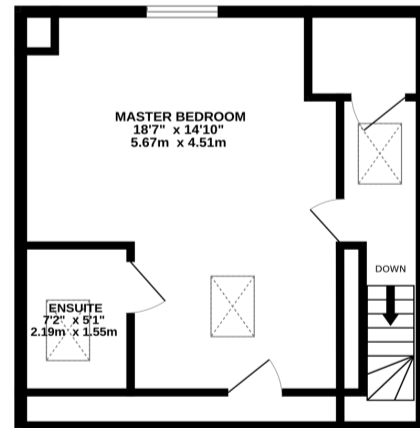
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A nicely presented five bedroom detached home with the benefit of off-road parking and within a short distance to locals amenities, schools and The Firs Nature Reserve.

- Off-road parking.
- Highly regarded local schools.
- Short distance to The Firs Nature Reserve.
- Onward chain in place.
- Five bedrooms and three bathrooms.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, stairs rising to first floor.

##### Living Room

14' 7" x 11' 7" (4.45m x 3.53m) Double glazed window to the front, radiator.

##### Kitchen/Diner

18' 7" x 11' 3" (5.66m x 3.43m) A range of base and wall mounted units with work surfaces over and a central island, 1.5 basin stainless steel sink and drainer with mixer tap, built-in oven and hob with extractor over, integrated dishwasher and fridge freezer, double doors and double glazed windows to the rear, radiator.

##### Utility

Work surfaces with space for appliances under.

##### Cloakroom

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

#### First Floor

##### Landing

Stairs rising to second floor.

##### Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to the front, radiator.



##### Ensuite

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

##### Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m) Double glazed window to the rear, radiator.

##### Bedroom Three

10' 11" x 9' 5" (3.33m x 2.87m) Double glazed window to the rear, radiator.

##### Bedroom Four

7' 8" x 7' 2" (2.34m x 2.18m) Double glazed window to the front, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin.

#### Second Floor

##### Master Bedroom

18' 7" x 14' 10" (5.66m x 4.52m) Double glazed window to the rear and Velux window to the front, eaves storage, radiator.

##### Master Ensuite

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

#### Outside

##### Rear Garden

Mainly laid to lawn with patio seating area and pergola, timber fencing, access to the front.

##### Parking

Off-road parking to the front of the property for 2/3 cars.

##### 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.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

