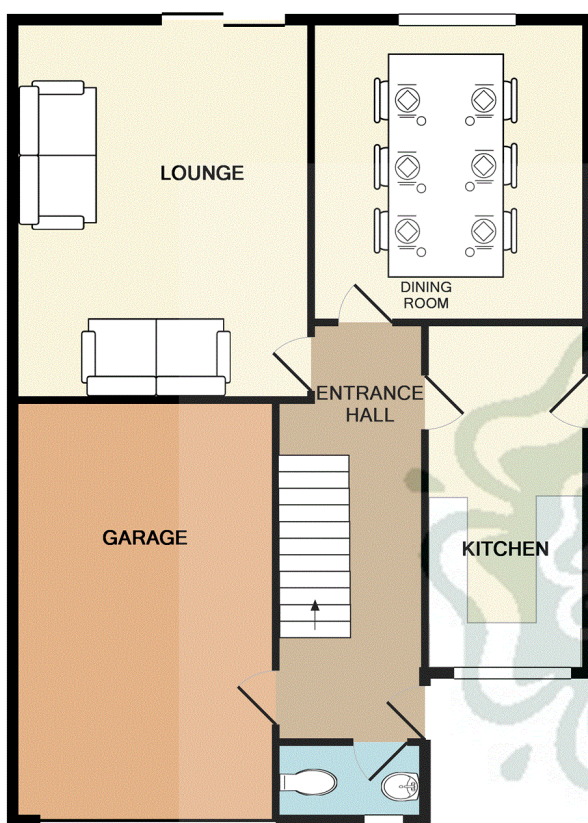
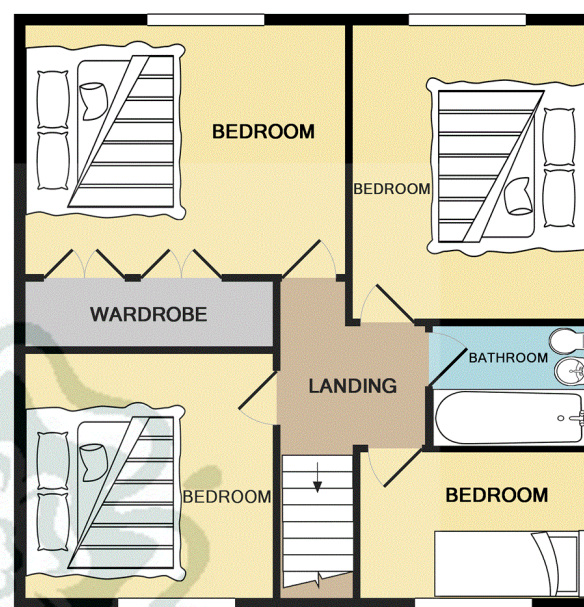


# 1, Armstrong Close



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		82	69
England, Wales & N.Ireland			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	54
England, Wales & N.Ireland			

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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[www.country-properties.co.uk](http://www.country-properties.co.uk)



A delightful and spacious four bedroom detached family residence with well proportioned rooms throughout. Situated within a popular cul-de-sac location. To be sold with NO upper chain!

#### Ground Floor

##### Entrance Hall

UPVC double glazed entrance door to front, fitted carpet, radiator, stairs rising to first floor.

##### Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, vinyl flooring, double glazed window to side and double glazed UPVC door into garage.

##### Kitchen/Breakfast Room

14' 8" x 7' 0" (4.47m x 2.13m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer taps over, plumbing for washing machine, four ring electric hob with stainless steel extractor hood over and oven under, vinyl

flooring, plumbing for dishwasher TBC, area for stand-up fridge freezer, built-in larder cupboard, breakfast bar, double glazed window to front, wall mounted boiler, double glazed door to rear, radiator.

##### Dining Room

13' 0" x 10' 4" (3.96m x 3.15m) Radiator, fitted carpet, double glazed window to rear.

##### Lounge

16' 4" x 11' 3" (4.98m x 3.43m) Sliding double glazed patio doors to rear, radiator, fitted carpet.

#### First Floor

##### Landing

Fitted carpet, access to loft, airing cupboard with shelving.



##### Bedroom One

11' 3" x 11' 0" (3.43m x 3.35m) Double glazed window to rear, radiator, fitted carpet, built-in wardrobes with hanging space and shelving.

##### Bedroom Two

13' 1" x 10' 5" (3.99m x 3.17m) Double glazed window to rear, radiator, fitted carpet.

##### Bedroom Three

11' 3" x 8' 1" (3.43m x 2.46m) Double glazed window to front, radiator, fitted carpet, built-in cupboard.

##### Bedroom Four

10' 3" x 6' 9" (3.12m x 2.06m) Double glazed window to front, radiator, fitted carpet, built-in wardrobe with hanging space and shelving.

##### Bathroom

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

vinyl flooring, radiator, tiling to splashbacks, double glazed window to side.

#### Outside

##### Rear Garden

Mainly laid to lawn, brick retaining wall, patio area.

##### Parking

Block paved off road parking for several cars.

##### Garage

17' 0" x 8' 1" (5.18m x 2.46m) Access from ground floor hall, up and over door, power and light.

