



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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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Viewing by appointment only

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

A perfect three bedroom retreat on the quiet Marston Road, backing on to fields. This recently renovated semi-detached property really does tick all of the boxes.

- Three bedrooms.
- Garage and ample off-road parking.
- Open plan living accommodation opening on to the garden.
- High-spec garden office with power and light.
- First floor bathroom and ground floor shower room plus under stairs utility area.
- Circa 100ft west facing garden with sheds, greenhouse and allotment area to the rear, backing on to fields.

### Ground Floor

#### Entrance Hall

UPVC entrance door and double glazed window to the front, radiator.

#### Lounge

12' 0" x 11' 11" (3.66m x 3.63m) Two feature fireplaces, double glazed window to the front, radiator, double doors opening to:

#### Kitchen/Diner

19' 1" x 15' 10" (5.82m x 4.83m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for American style fridge freezer and dishwasher, French doors opening to the garden, vaulted ceiling and Skylight window, double glazed window to the rear, radiator.

#### Shower Room

A suite comprising of a walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side, access to:



#### Utility Cupboard

Space and plumbing for washing machine, double glazed window to the side.

### First Floor

#### Landing

Access to loft, cupboard housing boiler, double glazed window to the side.

#### Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m) Fitted wardrobes, double glazed window to the rear, radiator.

#### Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to the front, radiator.

#### Bedroom Three

8' 7" x 8' 7" (2.62m x 2.62m) Double glazed window to the rear, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, vanity unit, back-lit mirror, heated towel rail, double glazed window to the front.

### Outside

#### Rear Garden

Circa 100ft west facing rear garden, backing on to fields, mainly laid to lawn with patio seating areas, access to garage, personal allotment area at the top of the garden with storage sheds, sleeper-lined vegetable beds & greenhouse.

#### Garden Room

19' 1" x 12' 6" (5.82m x 3.81m) Insulated timber garden room with power and light, built-in air-con/heating unit.

#### Garage

Access from the garden, up and over door.

#### Parking

Block paved driveway providing off-road parking.

