



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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	87
(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	
England, Wales & N.Ireland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 to 100) A	85
(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 ₂ emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC	

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
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www.country-properties.co.uk

A truly stunning and refurbished three bedroom semi-detached family home situated within the popular village of Wilstead.

Ground Floor

Entrance Hall

Composite entrance door to front, ceramic tiled flooring, radiator, stairs rising to first floor with under stairs cupboard.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, ceramic tiled flooring, skylight, heated towel rail.

Study (No building regs)

11' 2" x 7' 9" (3.40m x 2.36m) Fitted carpet, double glazed window to the front, ceiling down-lighters, radiator.

Lounge

16' 7" x 12' 0" (5.05m x 3.66m) Coving, laminated flooring, two large wall-mounted radiators, double glazed bi-folding doors to the rear garden.

Kitchen/Breakfast Room

15' 10" x 10' 10" (4.83m x 3.30m) A range of base and wall mounted units with work surfaces over and lighting under, inset sink and drainer with mixer taps over, integrated dishwasher, five ring gas hob with extractor hood over, split level oven, built-in microwave, wine cooler, space for American style fridge freezer, wall mounted radiator, ceiling down-lighters, breakfast area, ceramic tiled flooring, plumbing for washing machine and area for tumble dryer, double glazed window to the front, wall mounted combi-boiler.

First Floor

Landing

Fitted carpet, coving, built-in cupboard with storage.



Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m) Double glazed window to the front, fitted carpet, ceiling to floor mirror fronted built-in wardrobes with hanging space and shelving.

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m) Double glazed window to the rear, wall mounted radiator, fitted carpet, built-in wardrobes with hanging space and shelving.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m) Double glazed window to the rear, radiator, fitted carpet, built-in wardrobes with hanging space and shelving, access to loft.

Bathroom

A suite comprising of a 'P' bath with rainfall shower over, low level WC, wash hand basin, double glazed window to the front, ceiling down-lighters, tiling to splashbacks, vinyl flooring, heated towel rail, radiator.

Outside

Front Garden

Picket fencing, artificial lawn area, outside lighting.

Rear Garden

A west facing garden with patio area and a shaped lawn, timber fencing to sides and rear, access to the rear, outside lighting, wooden shed.

Parking

Coloured block paved driveway parking for several vehicles.

