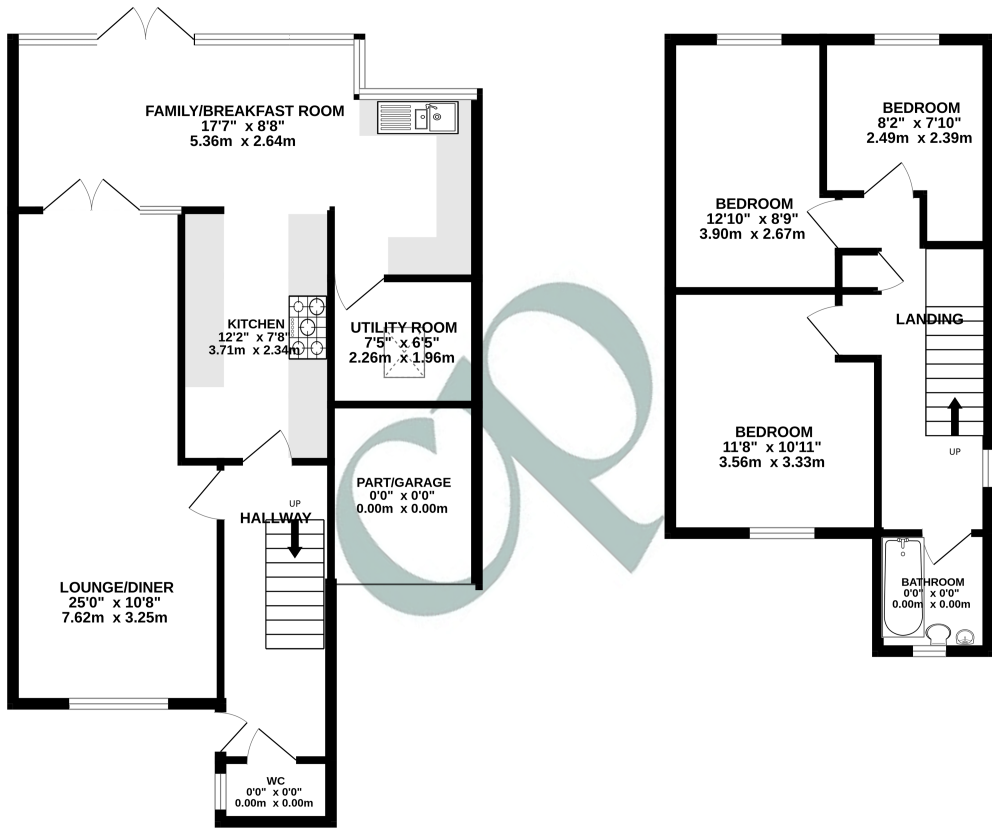


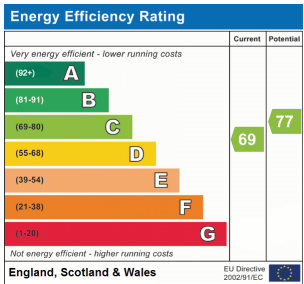


GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 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.
Made with Metrepx 10/2025



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

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

An ideal three bedroom semi-detached family residence with an extended kitchen breakfast/family room, all set in a lovely cul-de-sac.

- Beautiful and secluded low maintenance rear garden.
- Open plan 17ft kitchen/breakfast room.
- Three bedrooms and family bathroom.
- Off-road parking for 2 cars.
- Spacious lounge/diner.

Ground Floor

Entrance Hall

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

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

Lounge/Diner

25' 0" x 10' 8" > 8' 7" (7.62m x 3.25m > 2.62m) Double glazed window to the front, radiator, double glazed doors into:

Kitchen/Breakfast/Family Room

Kitchen – 12' 2" x 7' 8" (3.71m x 2.34m)

Family Room – 17' 7" x 8' 8" (5.36m x 2.64m)

Utility Area – 10' 0" x 7' 5" (3.05m x 2.26m)

A range of base and wall mounted units with work surfaces over and lighting under, 1.5 basin stainless steel sink and drainer, space for Range Master with extractor hood over, space for further appliances, double glazed windows to the rear, radiators.

Storage Room

Part converted garage with ample storage.

First Floor

Landing

Large airing cupboard housing hot water tank and boiler, double glazed window to the side.

Bedroom One

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



Bedroom Two

12' 10" x 8' 9" (3.91m x 2.67m) Double glazed window to the rear, radiator.

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

A south-west facing rear garden with a large patio and shaped shingle area, raised flower beds, outside lighting, two sheds with power and light to remain, timber fencing.

Parking

Blocked paved driveway providing off-road parking for 2 cars.

