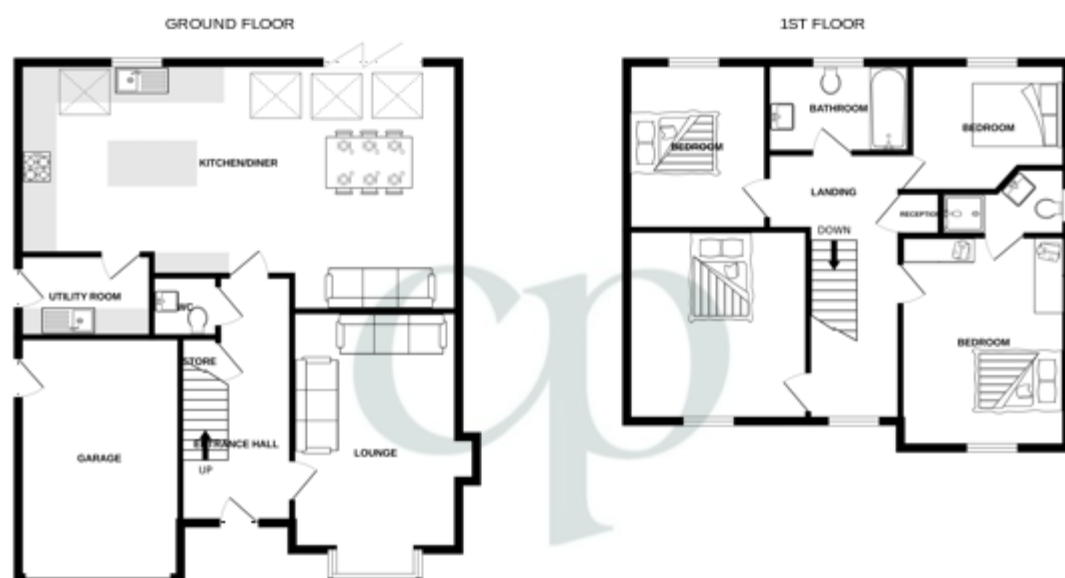




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Viewing by appointment only

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country
properties

A truly spacious family home, the ground floor has a sizeable lounge and separate kitchen/dining and family room with large bi-fold doors leading to the garden, as well as under stairs storage space. A first floor master bedroom has an en-suite bathroom, while three additional bedrooms and a family bathroom help to complete the feel of a comfortable and roomy home.

- Open plan kitchen/dining room
- Garage and off-road parking
- Spacious lounge with bay window
- Electric car charge point
- Four bedrooms with ensuite to master and family bathroom
- Close to the upcoming Universal Studios
- Southerly facing rear garden
- Will be walking distance to the new Wixams train station

Ground Floor

Entrance Hall

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

Cloakroom

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

Lounge

17' 4" x 10' 11" (5.28m x 3.33m)
Double glazed bay window to the front, two radiators.

Kitchen/Dining Room

28' 10" x 16' 3" (8.79m x 4.95m)
A range of base and wall mounted units with granite work surfaces over and under lighting, matching central island, integrated Neff appliances include - split level double oven/microwave and five ring gas hob with triple extractor hood over, 1.5 basin inset sink and drainer, vaulted veiling with four Velux windows plus a double glazed window and bi-fold doors to the rear garden, two radiators.

Utility Room

8' 9" x 5' 5" (2.67m x 1.65m)
Work surfaces with cupboards under, stainless steel sink and drainer, space and plumbing for washing machine, door to the side.



First Floor

Landing

Double glazed window to the front, airing cupboard housing hot water tank.

Bedroom One

14' 0" x 11' 1" (4.27m x 3.38m)
Fitted wardrobes, double glazed window to the front, fitted carpet, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, double glazed window to the side.

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)
Double glazed window to the front, fitted carpet, radiator.

Bedroom Three

11' 0" x 10' 0" (3.35m x 3.05m)
Double glazed window to the rear, fitted carpet, radiator.

Bedroom Four

10' 2" x 9' 8" (3.10m x 2.95m)
Double glazed window to the rear, fitted carpet, radiator.

Bathroom

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

Rear Garden

Mainly laid to lawn, patio area, fully enclosed with timber fencing to the sides and rear.

Garage

Up and over door, power and light.

Front Garden

Shaped lawn with planted shrubs and side access to the rear.

Parking

Off-road driveway parking for 2/3 cars, electric charging point.

NB

These are preliminary details to be approved by the vendor.

