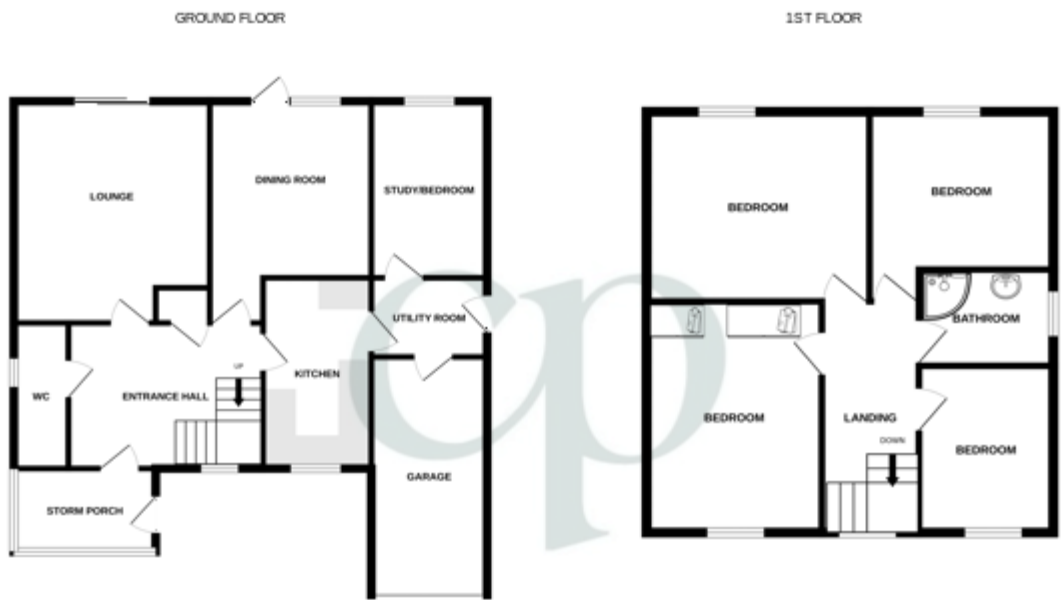




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 Metriplex 1/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	83
(81-91)	B	
(69-80)	C	71
(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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A stunning 4/5 bedroom extended detached house situated within the popular village of Wilstead and to be sold with no upper chain.

- No Upper Chain
- Spacious Lounge
- Separate dining room
- Ground floor bedroom/study
- Four good size bedrooms
- Single garage plus several parking spaces

Ground Floor

Entrance Porch

Front entrance door leading to:

Entrance Hall

Double glazed window to front, radiator, understairs cupboard and separate cloak cupboard.

Cloakroom

Double glazed window to side, wash hand basin and low level w/c.

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)
Double glazed window to rear, two radiators, sliding patio doors to rear.

Dining Room

10' 8" x 12' 5" (3.25m x 3.78m)
Double glazed window to rear, radiator, french door.

Study/Fifth Bedroom

12' 0" x 7' 8" (3.66m x 2.34m)
Double glazed window to rear, radiator.

Kitchen

12' 4" x 7' 5" (3.76m x 2.26m)
Double glazed window to front, a range of base and wall mounted units with worksurfaces over, 1.5 sink and drainer, electric hob and split level oven, space for fridge freezer.

Utility Room

7' 9" x 6' 7" (2.36m x 2.01m)
Double glazed door to side, door to garage.

First Floor

Landing

Double glazed window to front, access to loft, airing cupboard housing combi boiler, radiator.



Bedroom One

12' 5" x 12' 10" (3.78m x 3.91m)
Double glazed window to rear, radiator.

Bedroom Two

12' 7" x 10' 0" (3.84m x 3.05m)
Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

10' 8" x 9' 4" (3.25m x 2.84m)
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

9' 6" x 7' 8" (2.90m x 2.34m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to side, towel rail, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle, vanity unit.

Outside

Rear Garden

South facing garden, Mainly laid to lawn, large patio area, timber fencing, mature trees, access to front, outside tap, further hard standing area.

Front Garden

Shrubs and flower borders.

Garage

Single garage with power and light, plumbing for washing machine.

Parking

Ample parking on a block paved driveway with an extra shingle area for further parking.

NB

These are preliminary details to be approved by the vendor.

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