Michael ANTHONY

Fountaine Close, Great Linford

£575,000 Freehold



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# £575,000

Standing on a generous sized corner plot within a quiet cul-de-sac location this impressive four bedroom detached family home is offered to the market with many benefits including two reception rooms, kitchen, utility room, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, double garage, driveway parking for several vehicles and the added benefit of no upper chain.

# Property Description

**ENTRANCE**
Door to:

**ENTRANCE HALL**
Radiator, stairs to first floor landing, understairs storage cupboard, storage cupboard, doors to cloakroom, kitchen dining room and lounge.

**CLOAKROOM**
Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, fully tiled walls, radiator.

**LOUNGE**
Double glazed windows to front and rear and double glazed door to side. Feature fireplace, radiator.

**DINING ROOM**
Double glazed window to rear aspect. Radiator.

**KITCHEN**
Double glazed window to rear aspect, frosted double glazed door to side. Fitted with a range of wall mounted and floor standing units with square edge work surface over, integrated oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, one and a half single drainer sink with mixer tap, splash back tiling, radiator.

**UTILITY ROOM**
Double glazed windows to rear and side aspects. One and a half single drainer sink with mixer tap, roll edge work surface, plumbing for washing machine, space for fridge/freezer, access to loft space. Daikin air source heating system tank.

**LANDING**
Access to loft space, storage cupboard, doors to bedrooms and bathroom.

**BEDROOM ONE**
Double glazed window to rear aspect. Built in wardrobe, radiator, door to en-suite.

**EN-SUITE**
Frosted double glazed window to side aspect. Fully tiled shower cubicle, heated towel rail, low level w.c., vanity wash hand basin, tiled walls, extractor fan.

**BEDROOM TWO**
Double glazed window to rear aspect. Radiator.

**BEDROOM THREE**
Double glazed window to front aspect. Radiator, storage cupboard.

**BEDROOM FOUR**
Double glazed window to rear aspect. Radiator.

**BATHROOM**
Frosted double glazed window to front aspect. Panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level w.c., fully tiled walls, radiator, extractor fan.

**OUTSIDE**

**DOUBLE GARAGE**
Metal up and over door, power and light, driveway providing off road parking.

**FRONT GARDEN**
Storage cupboard housing solar panel hub, EV charger, security camera, flower and shrub border, dual side gated access, outside light.

**REAR GARDEN**
Laid to lawn with patio and seating area, door to garage, outside tap, security camera, fully enclosed by fencing panels.

**ADDITIONAL INFORMATION**
Planning permission has been granted for a two storey side extension.

**Approximate Gross Internal Area 1313 sq ft - 122 sq m**
**(Excluding Garage)**
Ground Floor Area 689 sq ft – 64 sq m
First Floor Area 624 sq ft – 58 sq m
Garage Area 275 sq ft – 26 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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