



49 Osier Way

Olney MK46 5FP

FINE & COUNTRY

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A substantial detached home offering an abundance of accommodation, flexible in use, which could suit either a large family or those with a need to house an elderly relative. Of relatively recent construction the property has three reception rooms and a vast kitchen/dining room. Gardens are secure and well enclosed, heating is by gas fired radiator and double glazing is installed throughout.

The accommodation comprises:

Entrance hall, Lounge, Snug, Reception room 3/ alternatively ground floor bedroom, Kitchen and dining room combined, utility room, Cloakroom. The first floor has a Master bedroom with dressing area and en suite shower room, two bedrooms and family bathroom. A second floor has two bedrooms and a shower room. A double width garage with remote controlled doors and additional off road parking is another positive feature.

Ground floor

A glazed door with matching side panels opens into a spacious hallway from where the staircase rises to the first floor. There is storage space under. Recessed ceiling lighting. Radiator. The lounge lies straight ahead looking into the garden. Access is available to the garden by glazed double doors and matching side panels. Window to the rear elevation. Radiator. A good size family room/snug is located to the front of the property with radiator and window. The kitchen/dining room runs from the front to the rear of the property, a vast space with glazed double doors to the garden and glazed doors to the lounge. The kitchen has a one and a half bowl sink unit with cupboards under. A further extensive range of cupboard units are arranged at base and high levels. Integrated to the kitchen are a double oven and hob unit with extractor over. There is also a full height fridge and freezer. All work surfaces are in high quality "Quartz" and also form a breakfast bar. There is recessed lighting to the ceiling. Adjacent within an inner lobby area is a good size utility room also offering cupboards to base and high levels with "Quartz" work surfaces. The gas fired boiler is housed in this room secreted within a matching wall mounted cabinet. Plumbing is available for a washing machine, lighting is recessed to the ceiling and a radiator stands to one wall. A cloakroom with WC and washbasin has extensive tiling to the splash areas.





First Floor

From the landing access the Master Bedroom which has a useful dressing area with built in wardrobes and an en suite shower cubicle with washbasin and WC. There is extensive tiling to the splash areas, recessed ceiling lighting and a radiator. There are two further bedrooms on this landing, a family bathroom with a four piece suite of panelled bath, shower cubicle, WC and wash basin. A large cupboard houses the hot water tank.

Further staircase to a second floor landing where there are two additional bedrooms and a shower room, one bedroom has windows on two aspects. The shower room has a glazed cubicle wash basin and WC.

Outside

Planting beds to the front of the property. To the side there is a double width garage with remote control doors. EV point Off road parking is also available immediately in front of the garage. The garden at the rear is sheltered and well enclosed with a pedestrian access alongside the garage.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

Note to purchaser/s

"Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

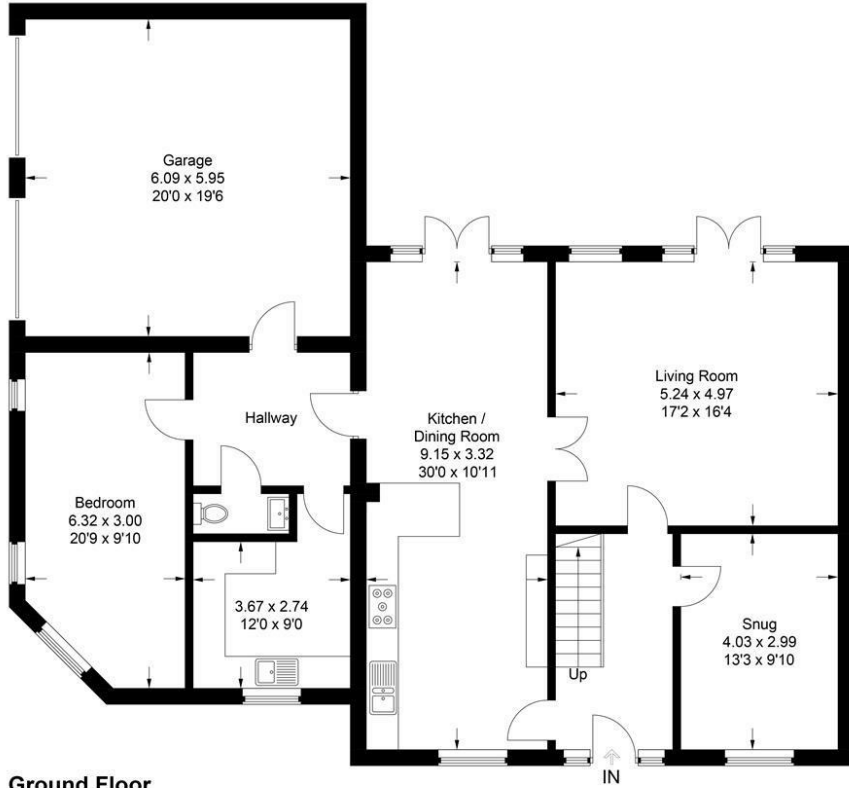




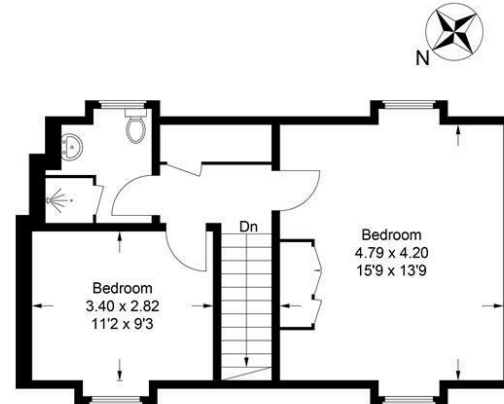




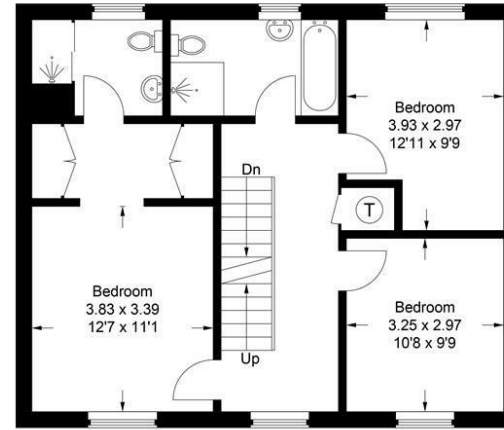
Approximate Gross Internal Area
 Ground Floor = 159.1 sq m / 1712 sq ft
 (Including Garage)
 First Floor = 65 sq m / 700 sq ft
 Second Floor = 43.1 sq m / 464 sq ft
 Total = 267.2 sq m / 2876 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89	89	England & Wales	EU Directive 2002/91/EC



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