







**£375,000**

Nestled within a secluded location with no through access this beautifully presented three bedroom family home is ideally positioned within walking distance to Wolverton Train Station with further benefits including a kitchen, lounge/diner, family bathroom and additional downstairs cloakroom, generous sized gardens, studio and driveway parking for several vehicles.



# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor, open to kitchen, doors to lounge/diner and cloakroom.

## LOUNGE

Double glazed window to side aspect, double glazed window and double door to rear. Radiator, under stairs storage cupboard.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, space for dishwasher, one and a half bowl sink unit with mixer tap and drainer, built-in oven with gas hob and extractor fan over, integrated fridge freezer, storage cupboard housing wall-mounted gas combi boiler.

## LANDING

Double glazed window to front aspect. Stairs rising to second floor, doors to bedrooms two, three and bathroom.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, part tiled walls, pedestal wash hand basin, extractor fan, panelled bath with shower attachment over.

## BEDROOM ONE (Second Floor)

Frosted double glazed window to side aspect, skylight. Radiator.

## OUTSIDE

## PARKING

Driveway parking for several vehicles.

## FRONT GARDEN

Block paved pathway leading to front door, two shingled areas to side, cold water tap, outside light.

## REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, flower and shrub beds, gated side access, outside light, hardstanding area with pathway leading to outbuilding with patio area covered by pergola.

## OUTBUILDING

Outbuilding with power and lighting, double glazed window to side aspect, double glazed double doors to garden.

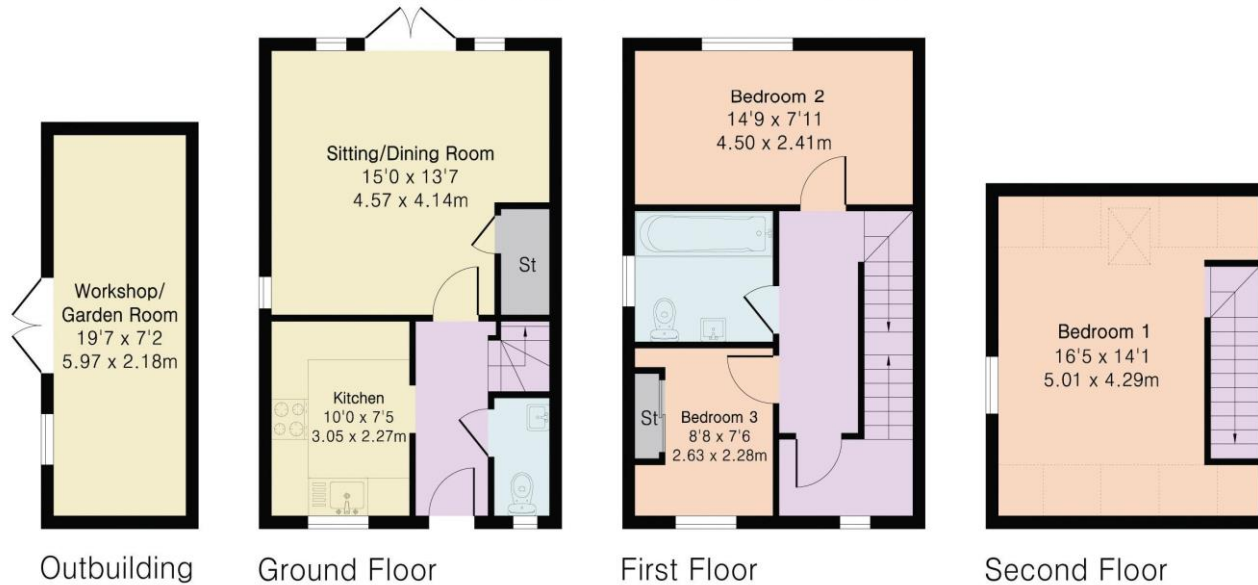
**Approximate Gross Internal Area 1089 sq ft - 100 sq m**

Ground Floor Area 359 sq ft – 33 sq m

First Floor Area 359 sq ft – 33 sq m

Second Floor Area 231 sq ft – 21 sq m

Outbuilding Area 140 sq ft – 13 sq m



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