







**£475,000**

Located on the popular development of Barleyhurst Park in Far Bletchley is this four-bedroom, detached family home. The property benefits from a double storey extension to the rear offering a kitchen/diner on the ground level and has increased the sizes of bedroom one and two on the first floor. Further benefits include a generous sized lounge, downstairs cloakroom, and en suite to the main bedroom. Externally is a private rear garden, single garage and off-road parking.

# Property Description

## ENTRANCE

Double glazed frosted door to:

## ENTRANCE HALL

Stairs rising to first floor, doors to lounge, kitchen/diner and cloakroom, two storage cupboards, utility cupboard with base units, stainless steel sink and mixer tap, space for washing machine and tumble dryer; radiator.

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, splashback tiling, radiator.

## LOUNGE

Double glazed bay window to front aspect. Feature fireplace, double doors to kitchen/diner, radiator.

## KITCHEN/DINER

Double glazed double doors and window to rear. Fitted with a range of base and eye level units with square edge work surface and upstand over, one and a half bowl stainless steel sink with mixer tap, integrated electric oven and grill, space for washing machine, space for fridge freezer, two radiators.

## LANDING

Double glazed window to front aspect. Doors to bedrooms and bathroom, loft access.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## EN-SUITE

Tiled shower cubicle, part tiled walls, heated towel rail, low level WC, wash hand basin with mixer tap.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BATHROOM

Double glazed frosted window to front aspect. P-shaped bath with shower attachment and mixer tap over, low level WC, wash hand basin in vanity unit with mixer tap, splashback tiling, part tiled walls.

## OUTSIDE

## GARAGE/PARKING

Garage with electric roller door, wall-mounted boiler, tap, double glazed door to garden. Paved driveway providing off-road parking.

## FRONT GARDEN

Laid to lawn with path to front door, shrub borders.

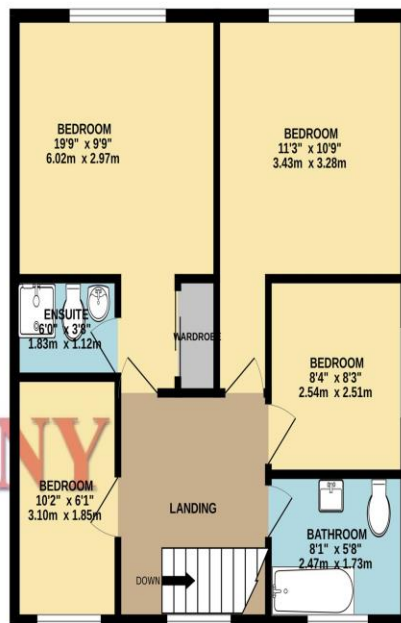
## REAR GARDEN

Laid to lawn with patio area, decking area, rear gated access, side gated access, enclosed by timber fence panelling.

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.

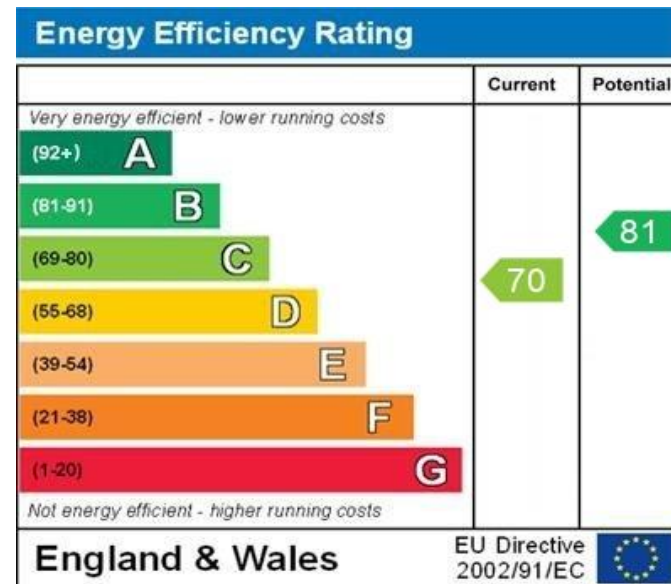


1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 sq.m.) approx.

Whilst 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 mis-statement. 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.  
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