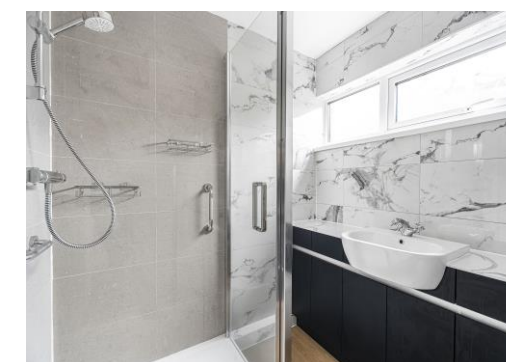






£475,000

Positioned in a cul-de-sac location on the popular Dovecote Estate in Far Bletchley is this three-bedroom, extended detached family home. The property boasts an extension to the rear offering spacious living arrangements with a larger lounge and dining room and also boasts a refitted kitchen, refitted shower room and double garage with ample off road parking. Further benefits include a downstairs bedroom/study and a private rear garden with a cabin. On the first floor the property has been converted from a three bedroom to a two bedroom with the window, radiator and doors remaining giving you the option to revert to its original layout. This home is being sold with NO UPPER CHAIN.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Doors to cloakroom, bedroom three and storage cupboard, open to dining room.

BEDROOM THREE

Triple glazed window to front aspect and double glazed window side aspect.
Radiator, loft access.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, radiator, part tiled walls.

LOUNGE

Double glazed window to rear aspect, double glazed double doors to garden, double glazed double doors to courtyard, skylight. Two radiators, electric fireplace, door to second cloakroom.

DINING ROOM

Double glazed window to front aspect. Radiator, stairs rising to first floor, door to lounge, through to rear lobby.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, heated towel rail.

REAR LOBBY

Double glazed door to garden. Radiator, work surface, wall-mounted boiler, open to kitchen.

KITCHEN

Triple glazed window to side aspect, double glazed window to dining room. Fitted with a range of wall-mounted and base units with square edge work surface over, one and a half bowl stainless steel sink with mixer tap, integrated double oven and electric hob with extractor fan, integrated dishwasher, space for American style fridge freezer.

ENCLOSED COURTYARD

Double glazed double doors to lounge, door to garage, radiator.

LANDING

Two triple glazed windows to front aspect. Doors to bedrooms one, two and shower room, three storage cupboards, loft access.

BEDROOM ONE

Two triple glazed windows to rear aspect. Two radiators, airing cupboard, built-in wardrobe.

BEDROOM TWO

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

SHOWER ROOM

Triple glazed frosted window to side aspect. Shower cubicle, low level WC, wash hand basin in vanity unit, heated towel rail, tiled walls.

OUTSIDE

GARAGE

Garage with up and over electric door, courtesy door to side, door to enclosed courtyard, power and lights.

FRONT GARDEN

Mainly laid to lawn with side gated access, block paved path, off-road parking for two cars.

REAR GARDEN

Mainly laid to lawn with patio area, path to summer house, flower/shrub borders, enclosed by wooden fence panelling.

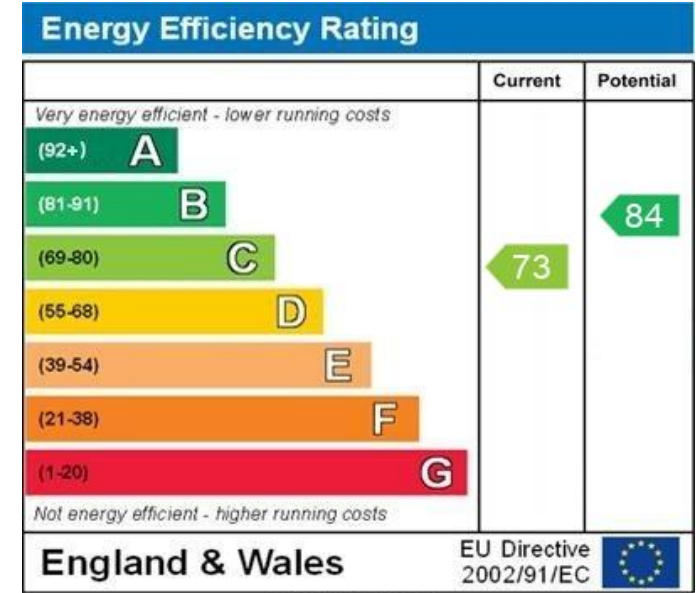
**Approximate Gross Internal Area 1322 sq ft - 123 sq m
(Excluding Outbuilding & Garage)**

Ground Floor Area 884 sq ft – 82 sq m

First Floor Area 438 sq ft – 41 sq m

Garage Area 272 sq ft – 25 sq m

Outbuilding Area 112 sq ft – 10 sq m



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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.



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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