



35 Lilly Hill

Olney MK46 5EZ

FINE & COUNTRY

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A splendid six bedroom detached property located on Lilly Hill in Olney, close to the High street and Sainsburys. Having been extended on the ground floor offering a 20 x 20 open plan kitchen/dining room and family room as well as a loft conversion providing two further bedrooms and en suite shower room. The ground floor comprises Entrance hall, WC, a modest living room, family/dining room and separate small utility room.

On the first floor there is the main bedroom which is a good sized double (large enough for a super king sized bed) and has a double wardrobe and good sized cupboard with en suite shower room. There are two further small doubles (one with a built in double wardrobe) a single bedroom with a built in double wardrobe currently used as an office and dressing room and a bathroom with shower. On the top floor there are two further small double bedrooms and an ensuite shower room. Outside to the front there is off road car parking for three vehicles, single garage and an EV charging unit. Gated pedestrian access leads to the rear gardens which are enclosed and laid to lawn with attractive flower and shrub borders. There is a paved bbq area nearest the house as well as a seating/ decking area at the rear. The rear gardens enjoys a westerly aspect benefitting from afternoon and evening sunshine. No upward chain.

Ground Floor

Entrance hall

Entered via a double glazed door and having wooden flooring. Stairs lead to the first floor landing with a spacious store cupboard under. Additional points of interest are a ceiling light, smoke alarm and radiator. Doors off to the living room and kitchen.

The living room is a reasonable size and has a fireplace with coal effect gas fire as its focal point. There is a large double glazed window to the front elevation with a radiator under. Ceiling light, ceiling coving and Sky TV point. Double doors lead to a large open plan kitchen, dining and family room.

The kitchen is fitted with a range of base and eye level modern units having a "Franke" one and a half bowl sink unit with mixer tap over and cupboard under. There is a built-in fridge, freezer, "Bosch" dishwasher, Neff oven under an extractor hood and microwave. Wooden flooring and a good range of work tops. The generously proportioned dining/family room is the hub of the home. The dining area can comfortably seat six and has a built-in breakfast bar providing additional storage. Large windows to the rear aspect look onto the gardens and sliding double glazed bi-folding doors open to the side elevation and an outside patio area. Included to this area are ceiling downlights, a built-in "Cambridge" surround sound system with recessed speakers and a wall mounted LG television. Door to:

Utility room. Good range of fitted worksurfaces with inbuilt sink having mixer taps over and cupboards both under and at high levels. Plumbing and space for a washing machine. Double glazed door with inset cat flap opening to the rear elevation. There is wooden flooring, ceiling down lighters and an extractor fan. Door to:

Cloakroom which comprises low level WC and pedestal wash hand basin. Wooden flooring, opaque double glaze window to side elevation, radiator and ceiling downlights.





First Floor

First floor landing

Doors lead off to four bedrooms three of which are double rooms, the master bedroom has an en suite bathroom whilst there are built in wardrobes to three bedrooms.

Master bedroom suite, is a good size with a built-in double wardrobe and single cupboard. Ceiling lights and coving. Large double glazed window to the front aspect with aspects towards Olney High Street and the countryside beyond.

The en suite shower is fitted with a white three piece suite comprising low level WC, wall mounted wash basin and double size shower cubicle. Double glazed window to front elevation, wall and floor tiles, extractor fan, ceiling light and illuminated mirror.

Bedroom two has a large double glazed window to the front elevation being a good size double bedroom with a built-in double wardrobe. Ceiling light, coving and radiator.

Bedroom three is a small double bedroom offering space for freestanding furniture with a double glazed window to the rear elevation. There is also a radiator, ceiling light and ceiling coving. There are built in wardrobes to three of the bedrooms.

Bedroom four is a single bedroom with a double wardrobe currently used as a study and has a double glazed window to the rear elevation.

The bathroom is fitted with a three-piece white suite comprising low level WC, wall mounted wash hand basin and vanity unit with cupboard under. There is a panelled bath with mixer taps and wall mounted shower. The walls and flooring are predominantly tiled, the room further comprising an extractor fan, ceiling down lighters, heated towel rail and illuminated mirror.

Second Floor

A useful loft conversion fully compliant with building regulations and planning this top floor offers too small double bedrooms and a ensuite/Jack and Jill ensuite shower. Both bedrooms have double glazed windows to the rear elevation, wall mounted radiators ceiling light and space for freestanding bedroom furniture. One room is currently used as a teenagers bedroom with storage in the eaves area and across the landing is a playroom/hobby room.

Outside

The front garden is low maintenance and offers car parking for three vehicles whilst having a single garage with up and over door, power and light connected and provision of an EV charging point. Gated pedestrian side access leads to the rear where there is an extensive area of patio, bin storage area and a pleasant west facing rear garden. The rear gardens are fully enclosed by timber panel fencing and by the neighbouring properties brick wall. The gardens have been landscaped to provide a lawn area with flower and shrub borders. There is also a raised decking area used as an outside dining area at the bottom right hand side of the garden. There is a further storage area to the opposite side of the garden.

Agents Note

In accordance with the estate agents act we would advise that this property is owned by a relative of a member of staff within this agency.

Notice to purchasers

'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.

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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.

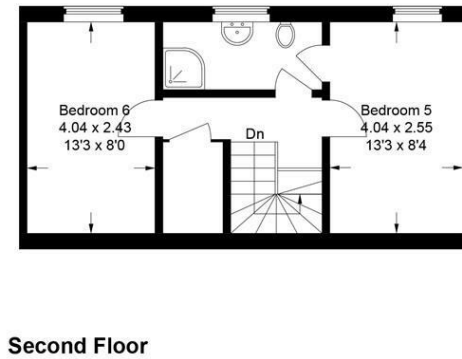
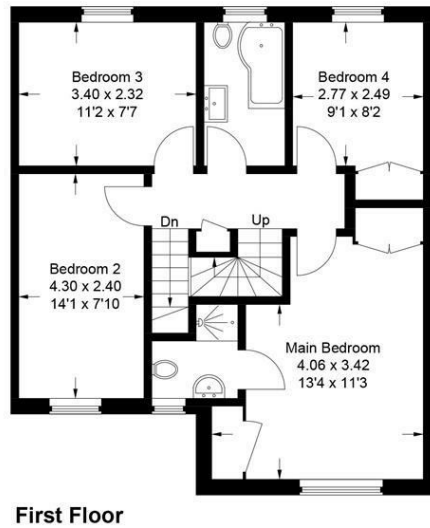
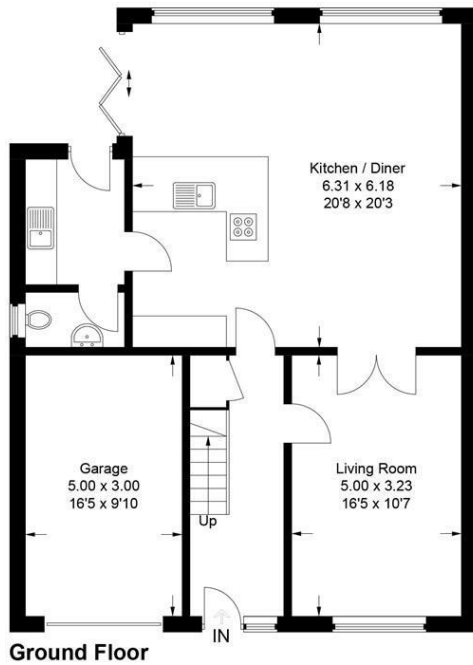








Approximate Gross Internal Area
 Ground Floor = 87.2 sq m / 939 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Second Floor = 39.3 sq m / 423 sq ft
 Total = 185.0 sq m / 1,991 sq ft



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.



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
(02 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			(02 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		

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