



## 8 Malting Close

Stoke Goldington MK16 8NX

FINE & COUNTRY



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Located in a quiet residential cul de sac of entirely detached properties stands this established and tastefully extended 4 bedroom home. This fine building has replacement double glazing and replacement eaves and soffit boards in UPVC. The accommodation is generously proportioned throughout with increased space to the kitchen and master bedroom. This is a fine family home and offers an excellent opportunity for the discerning purchaser.

The accommodation comprises: Entrance porch, Entrance Hall, Utility area, Cloakroom, Study, Sitting room, Dining room, Kitchen/breakfast room, Galleried landing, 4 bedrooms, Family bathroom, Detached garage with additional off road parking for several vehicles, Oil fired central heating and an idyllic garden to the rear sloping gently down to a shallow brook.

## Ground Floor

Entrance porch - Doorway to:

Entrance hall - Staircase rises to the first floor with storage space under dado rail. Radiator.

Utility area/store - Built in cupboards. Window to the front elevation.

Cloakroom - Suite of low flush WC and wash basin. Tiling to splash areas. Opaque double glazed window. radiator.

Sitting room - A light and airy room with double aspect double glazed windows at the front and rear. Open fireplace. Radiator.

Dining room - Double glazed windows and door to the rear garden. Radiator.

Study - Window to the front elevation. Radiator.

Kitchen/breakfast room - Fully tiled to comprise: Single bowl sink unit with mixer tap and cupboards under. Further extensive range of cupboard units to base and high levels. Built in oven and Oven/grill. Plumbing for an automatic dishwasher and washing machine. recessed ceiling lighting. Door to garden. Oil fired boiler serving the domestic heating and hot water systems.









## First Floor

Staircase rising to a galleried landing accommodating an airing cupboard, loft access and store cupboard.

Master bedroom - Extended and very spacious housing two double wardrobe cupboards, Two double glazed windows to the rear elevation. Radiator.

Bedroom Two - Double glazed window to the rear elevation. Radiator.

Bedroom Three to the front elevation.  
Double glazed window to the front elevation. Radiator.

Bedroom Four - Double glazed window to the rear elevation. Radiator.

Family bathroom - Suite of panelled bath with overhead shower and glazed screen, low flush WC and wash basin. Ladder radiator. Dado rail. Double glazed window

## Outside

Gravel hardstanding to the front elevation with planting areas. Driveway to the side of the property affording off road parking and access to a single garage with up and over door, power and light. There is also a personal door to the rear of the garage. The garden is well secluded and faces in a south westerly direction maximising available sunshine. The garden at the rear has a large paved patio area, lawn and flower beds. The garden slopes gently to the shallow brook at the bottom. Additional hardstanding accommodates a garden shed and oil tank. There is an outside tap.

## Disclaimer

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## Notice to purchaser

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Approximate Gross Internal Area  
 Ground Floor = 69.9 sq m / 752 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 143.1 sq m / 1,539 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(21-34) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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