



**Carlton Villa Silver Street, Newport Pagnell MK16 0EN**



**welcome to**

## **Carlton Villa Silver Street, Newport Pagnell**

A STUNNING, PERIOD HOUSE situated close to the HIGH STREET and SCHOOLS. This RARELY AVAILABLE property that has been tastefully improved retains some PERIOD FEATURES and has three bedrooms on the first floor plus further bedroom with en-suite on the second floor. Outside GARDEN to the FRONT & REAR.

### **Entrance Hall:**

Door to front with leaded light panels, mosaic tiled floor, stairs rising to the first floor landing, under stairs cupboard, radiator with radiator cover over.

### **Living Room:**

11' 9" max into box bay x 11' 7" max ( 3.58m max into box bay x 3.53m max )  
Double glazed sash window to front, fireplace with mantel, surround and hearth with inset fuel burner and built-in cupboards and shelving to either side, coving, picture rail, radiator, herringbone style flooring, T.V. point.

### **Family Room / Office:**

11' 8" max x 11' max ( 3.56m max x 3.35m max )  
Open fire with mantel, surround and hearth and storage cupboard with shelving above to one alcove, herringbone style flooring, radiator, picture rail, coving, glazed door to rear garden with glazed panels to either side and glazed panels above.

### **Kitchen / Breakfast Room:**

25' max x 8' 8" max ( 7.62m max x 2.64m max )  
Refitted with a range of wall and base units with quartz work surfaces over, double butler sink with mixer tap over, tiling to splash backs, spaces for appliances, double glazed window to side. Opens to dining area, double glazed bi-fold doors opening to rear garden.

### **1st Floor Landing:**

Stairs rising to second floor, doors to bedrooms two, three and four and family bathroom.

### **1st Floor Bedroom Two:**

16' 3" max x 12' 1" max ( 4.95m max x 3.68m max )  
Double glazed box bay window to front, further double glazed window to front, coving to ceiling, radiator.

### **1st Floor Bedroom Three:**

11' 8" max x 11' max ( 3.56m max x 3.35m max )  
Double glazed window to rear, radiator.

### **1st Floor Bedroom Four:**

9' 7" max x 8' 9" max ( 2.92m max x 2.67m max )  
Double glazed window to rear, radiator.

### **Family Bathroom:**

Fitted with a white suite suite to comprise; Double shower cubicle, high level w.c. and wash hand basin, wiling to splash backs. Half height panelling to walls, radiator/heated towel rail, double glazed window to side.

### **2nd Floor Landing:**

Doors to bedroom and storage.

### **2nd Floor Bedroom One:**

15' 2" max x 12' max ( 4.62m max x 3.66m max )  
Sloping ceiling, radiator, Velux style window to rear, circular window to front, sliding door leading to en-suite, eaves storage.

### **En-Suite:**

Fitted with a white suite to comprise: Roll top bath with claw feet, mixer tap and shower attachment, wash hand basin set on a vanity unit with cupboards under and w.c. Tiling to walls.

### **Outside:**

#### **Front Garden:**

Set behind a low brick wall, paved with shrub border, mosaic tiled pathway leading to front door.

#### **Rear Garden:**

Laid with paving to provide ease of maintenance, brick wall surround, seating area, raised plant beds, garden shed.



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to  
**Carlton Villa Silver Street,  
Newport Pagnell**

- NO UPPER CHAIN
- AMAZING PROPERTY
- CLOSE TO THE HIGH STREET
- EN-SUITE
- SEPARATE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

**£525,000**



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Property Ref:  
NPL106818 - 0006

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