



**Salmons Yard, Newport Pagnell MK16 9FQ**

**welcome to**

## **Salmons Yard, Newport Pagnell**

Standing on this MODERN and POPULAR location and being close to amenities is this STUNNING SEMI-DETACHED family home. Offered in SHOW HOME condition benefits include a downstairs CLOAKROOM, kitchen/diner to the rear, ENSUITE to the main bedroom, LOW MAINTENANCE rear GARDEN and OFF ROAD PARKING.

### **Entrance Hall:**

Doors to cloakroom and lounge, radiator.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c.

### **Lounge:**

17' 4" max x 13' 7" max ( 5.28m max x 4.14m max )  
Double glazed window to front, radiator, storage cupboard, T.V. point.

### **Kitchen / Diner:**

15' 9" x 10' 1" ( 4.80m x 3.07m )  
Fitted with a range of wall and base units with granite worktops over, integrated washer/dryer, dishwasher, fridge/freezer, oven and hob. Sink with drainer. Double glazed window to rear.

### **Landing:**

Double glazed window to side, access to partly boarded loft, storage cupboard housing combination boiler.

### **Bedroom One:**

10' 7" max x 9' 9" max ( 3.23m max x 2.97m max )  
Double glazed window to rear, fitted wardrobes, radiator.

### **En-Suite:**

Fitted with a suite to comprise: Shower cubicle, wash hand basin and w.c. Extractor fan, heated towel rail, double glazed window to rear.

### **Bedroom Two:**

9' 2" max x 8' 9" ( 2.79m max x 2.67m )  
Double glazed window to front, radiator, fitted wardrobes.

### **Bedroom Three:**

9' 9" x 6' 8" ( 2.97m x 2.03m )  
Double glazed window to front, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with mixer taps and shower over, wash hand basin and w.c. Shaver point, extractor fan, partly tiled.

### **Outside:**

#### **Front:**

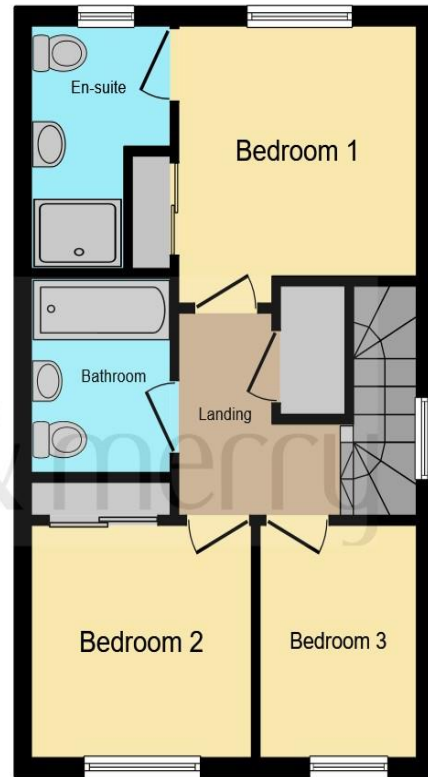
Two off road parking spaces.

#### **Rear Garden:**

Laid with astro turf, pergola, paving, water tap, electric points, side access to front.

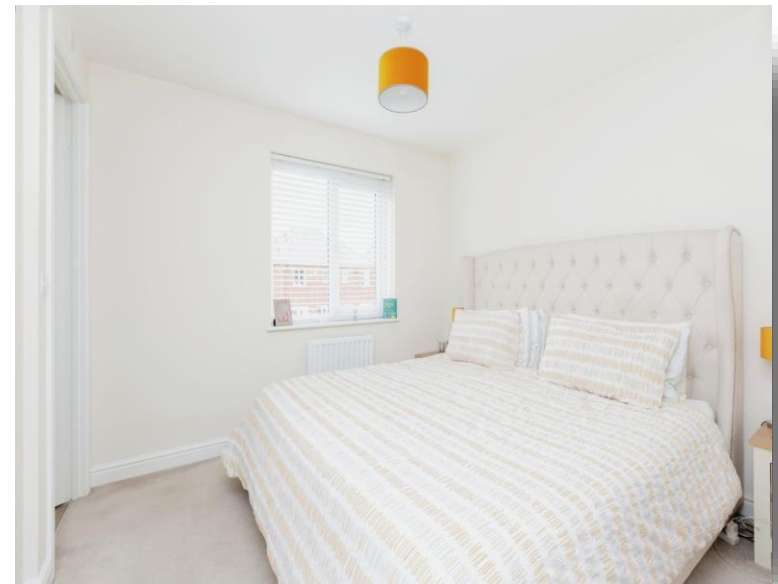


**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Salmons Yard,**  
**Newport Pagnell**

- STUNNING SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS; THE MAIN WITH EN-SUITE
- KITCHEN/DINER TO THE REAR
- DOWNSTAIRS CLOAKROOM
- PARKING AND LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: B

guide price

**£390,000**



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Property Ref:  
NPL107022 - 0002

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