



**Blythe Close, Newport Pagnell MK16 9DN**

**welcome to**

## **Blythe Close, Newport Pagnell**

Situated in a CUL-DE-SAC and being close to SCHOOLS and RIVERSIDE WALKS is this AMAZING FAMILY HOME. The property has been extended and has SEPARATE RECEPTION ROOMS, STUDY area and CONSERVATORY, garden to front and rear and OFF ROAD PARKING leading to GARAGE.

### **Entrance Porch:**

Door to hall, tiled flooring.

### **Entrance Hall:**

Stairs rising to first floor landing, tiled flooring, radiator, under stairs storage.

### **Lounge:**

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to front, radiator, wood flooring, feature fireplace, bi-fold door into dining area.

### **Dining Area:**

9' 9" x 9' 6" ( 2.97m x 2.90m )

Wood flooring, open to kitchen area and study area.

### **Study Area:**

9' x 6' 8" ( 2.74m x 2.03m )

Double glazed patio door to rear, solid wood floor, radiator.

### **Conservatory:**

7' 9" x 6' 5" ( 2.36m x 1.96m )

Wooden flooring, lighting, power, leading out to garden.

### **Kitchen:**

17' 6" x 10' 3" max ( 5.33m x 3.12m max )

Fitted with a range of wall and base units with work surfaces over, sink with drainer, space for dish washer, washing machine, electric double oven, electric hob with extractor fan over, open into dining area, door to garage.

### **Landing:**

Stairs from entrance hall, airing cupboard, double glazed window to side.

### **Bedroom One:**

10' 7" x 10' 3" ( 3.23m x 3.12m )

Double glazed window to front, fitted wardrobes, wood flooring, radiator.

### **Bedroom Two:**

10' 7" into wardrobes x 9' 6" max ( 3.23m into wardrobes x 2.90m max )

Double glazed window to rear, radiator, wood laminate flooring.

### **Bedroom Three:**

8' 1" max x 7' 6" max ( 2.46m max x 2.29m max )

Double glazed window to front, radiator, wood flooring, radiator.

### **Bathroom:**

Double glazed window to rear and fitted with a shower cubicle, corner bath with shower attachment over, wash hand basin on a vanity unit and w.c. Radiator, fully tiled.

### **Outside:**

#### **Front Garden:**

Landscaped frontage.

#### **Rear Garden:**

Mature garden with a combination of raised beds, lawn area, raised flower borders, paved patio area.

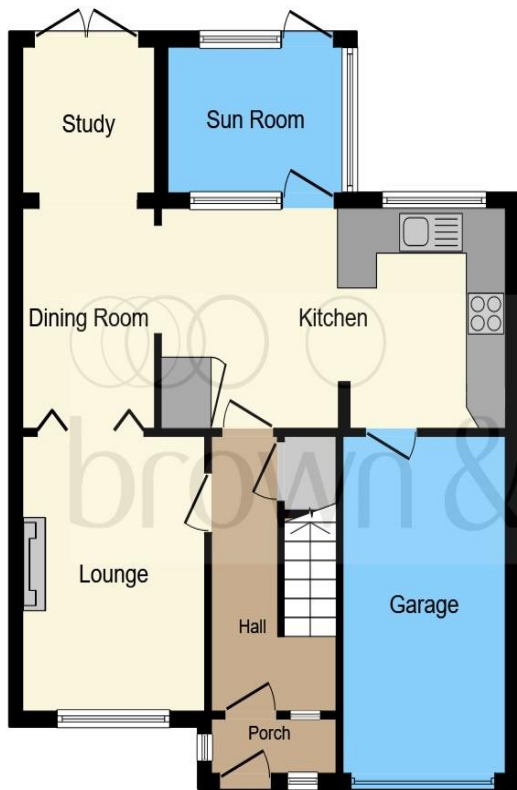
### **Garage:**

Single garage with an electric roller door, power and lighting, door into kitchen.

### **Driveway:**

Driveway parking for one car leading to garage.





**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**  
**Blythe Close,**  
**Newport Pagnell**

- GREAT CUL-DE-SAC LOCATION
- EXTENDED FAMILY HOME
- GREAT SIZE KITCHEN/DINER
- GOOD SCHOOL CATCHMENTS AND AMENITIES
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

guide price

**£375,000**



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