



Waterhouse Close, Newport Pagnell MK16 0EL

welcome to

Waterhouse Close, Newport Pagnell

An INDIVIDUAL DETACHED, BARN CONVERSION situated close to the town centre, local school & riverside walks. This individual property offers well presented accommodation to include a SITTING ROOM with FEATURE FIREPLACE, CLOAKROOM & UTILITY, MAIN BEDROOM with EN-SUITE, ENCLOSED REAR GARDEN and GARAGE.

Entrance Gained Via:

Steps up to covered storm porch. Main door leading to:

Entrance Hall:

Stairs leading to first floor landing, telephone point, storage cupboard. Doors leading to living room, dining room, kitchen, cloakroom, utility room and study.

Living Room:

19' 4" x 17' 11" (5.89m x 5.46m)
Dual aspect windows; one to front and one to rear, French doors to rear garden, telephone and T.V. points, Karndean flooring, two radiators, bespoke brick built fireplace with brick hearth and beam over.

Dining Room:

9' 11" x 9' 2" (3.02m x 2.79m)
Entered via double doors from entrance hall, double glazed window to rear, Karndean flooring, radiator.

Kitchen / Breakfast Room:

14' x 11' 3" (4.27m x 3.43m)
Fitted with a range of solid oak units and drawers with granite worktops over, island with granite worktop, double butler sink, Aga induction cooker with extractor fan over, space for fridge/freezer, boiler, tiled flooring, double glazed windows to front, rear and side.

Utility Room:

Space and plumbing for a washing machine, worktop, airing cupboard housing water cylinder, tiled flooring, door to rear garden.

Study:

6' 11" x 5' 6" (2.11m x 1.68m)
Double glazed window to rear, radiator, telephone point, Karndean flooring.

Cloakroom:

Fitted with a suite to comprise: Low level w.c. and wash hand basin, tiled flooring, double glazed window to front.

Landing:

Stairs from entrance hall, Doors leading to bedrooms and bathroom.

Bedroom One:

15' 6" x 14' 2" (4.72m x 4.32m)
Velux windows to front, rear and side aspects, radiator, T.V. point. Door to en-suite.

En-Suite:

Fitted with a suite to comprise: Panelled bath with shower attachment, wash hand basin and low level w.c. Tiling to splash backs and flooring, radiator, Velux window to rear.

Bedroom Two:

17' 10" x 7' 1" (5.44m x 2.16m)
Velux windows to front and rear with remote controlled blinds, fitted full length wardrobes, radiator.

Bedroom Three:

9' 5" x 9' 2" (2.87m x 2.79m)
Velux window to rear, radiator.

Bedroom Four:

9' 5" x 7' 6" (2.87m x 2.29m)
Velux window to rear with remote controlled blinds, fitted wardrobe, radiator.

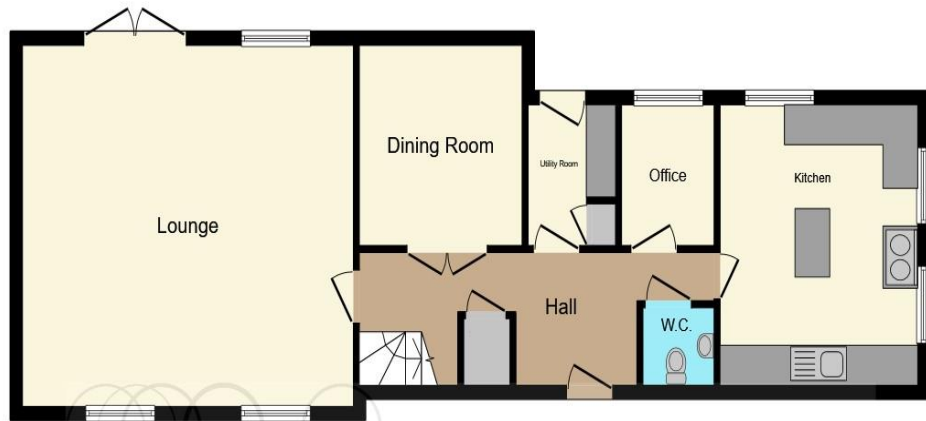
Family Bathroom:

Fitted with a four piece suite to comprise: Walk-in rain fall shower with additional attachment, panelled bath, low level w.c. and wash hand basin set on a vanity unit. tiled splash backs and flooring, Velux window to front.

Outside:

Front:

Gravel driveway to the side leading to parking and 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



welcome to
Waterhouse Close,
Newport Pagnell

- DETACHED BARN CONVERSION
- FOUR BEDROOMS, THE MAIN WITH EN-SUITE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GARDENS, PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

guide price

£610,000



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Property Ref:
NPL107187 - 0002

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