



**Whitton Way, Newport Pagnell MK16 0PT**

**welcome to**

## **Whitton Way, Newport Pagnell**

CUL-DE-SAC location! A VERY WELL PRESENTED DETACHED FAMILY HOME situated close to local SCHOOLS and offering SEPARATE RECEPTIONS, GARDEN ROOM, REFITTED KITCHEN, UTILITY and CLOAKROOM, BEDROOMS and BATHROOM. Outside GARDENS, PARKING and GARAGE.

### **Entrance Hall:**

Double glazed door to front, radiator, stairs rising to first floor, tiled floor.

### **Lounge:**

14' max x 10' 4" ( 4.27m max x 3.15m )  
Double glazed window to front, radiator, electric fire, T.V. point, archway to dining room.

### **Dining Room:**

10' 4" max x 9' 1" ( 3.15m max x 2.77m )  
Double glazed patio doors into garden room, radiator, door to kitchen, archway into lounge.

### **Garden Room:**

9' 4" x 8' 7" ( 2.84m x 2.62m )  
Double glazed window overlooking the garden, door to side, radiator, light, tiled floor.

### **Kitchen:**

9' 1" x 8' 8" ( 2.77m x 2.64m )  
Double glazed window to rear and fitted with a range of wall and base units with quartz work surfaces over, integrated electric oven, gas hob, stainless steel sink with drainer, space for dishwasher, radiator, under stairs storage, door to side access.

### **Utility Room:**

Double glazed window to side and fitted with wall and base units, space for fridge freezer and washing machine, sink with drainer, radiator.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin on a vanity unit and w.c. Double glazed window to rear.

### **Landing:**

Stairs rising from entrance hall, access to loft, airing cupboard.

### **Bedroom One:**

12' x 10' 6" max ( 3.66m x 3.20m max )  
Double glazed window to front, radiator, built-in wardrobes.

### **Bedroom Two:**

10' 4" max x 9' 5" ( 3.15m max x 2.87m )  
Double glazed window to front, radiator.

### **Bedroom Three:**

8' 8" x 7' 4" ( 2.64m x 2.24m )  
Double glazed window rear, radiator.

### **Bedroom Four:**

9' 6" max x 6' 7" to wardrobes ( 2.90m max x 2.01m to wardrobes )  
Doubled glazed window to rear, radiator, built-in wardrobes.

### **Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap and shower over, wash hand basin and w.c. partly tiled, shaver point, double glazed window to rear.

### **Outside:**

#### **Front Garden:**

Lawned frontage with off road parking.

#### **Rear Garden:**

Mature garden, laid to lawn with flower and shrub borders, paved patio area, gated side access, fruit trees.

#### **Garage:**

With electric roller door, power and lighting.





**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**  
**Whitton Way,**  
**Newport Pagnell**

- FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- IMMACULATE CONDITION
- GREAT SCHOOL CATCHMENT
- GARDEN ROOM

Tenure: Freehold EPC Rating: C

guide price

**£465,000**



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Property Ref:  
NPL106893 - 0002

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brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**