



Wordsworth Avenue, Newport Pagnell MK16 8DY

welcome to

Wordsworth Avenue, Newport Pagnell

A great SEMI-DETACHED FAMILY HOME situated close to local school, day nursery and local centre. Benefits to the property include a CONSERVATORY, UTILITY ROOM, PARKING for MULTIPLE VEHICLES an INTEGRAL GARAGE and GARDENS to FRONT and REAR.

Entrance Hall:

Upvc door, wood laminate flooring, radiator, stairs rising to first floor.

Lounge:

13' 4" max x 12' 6" max (4.06m max x 3.81m max)
Double glazed window to front aspect, wood laminate flooring, electric fireplace, T.V. point, radiator. Archway to dining room.

Dining Room:

10' 2" max x 8' 3" max (3.10m max x 2.51m max)
Wood laminate flooring, radiator, doors to conservatory and kitchen.

Conservatory:

10' 3" x 7' 7" (3.12m x 2.31m)
Brick built conservatory, carpet flooring, patio door to rear garden, electric radiator.

Kitchen:

12' 2" max x 7' 7" max (3.71m max x 2.31m max)
Pantry cupboard under stairs, tiled flooring, range of base and eye level units, stainless steel sink with drainer, integrated dishwasher, gas hob, electric oven and grill, extractor overhead, radiator, window to side aspect.

Utility Room:

9' 3" max x 5' 5" max (2.82m max x 1.65m max)
Stainless steel sink with mixer tap, base level units and worktop, double glazed window to rear aspect and double glazed door to garden, tiled floor.

Landing:

Carpeted stairs leading to first floor accommodation, window to side aspect, doors to bedrooms and bathroom.

Bedroom One:

11' 2" max x 10' 4" (3.40m max x 3.15m)
Double glazed window to front aspect, carpet flooring, radiator, built-in wardrobes.

Bedroom Two:

10' 4" max x 9' 4" max (3.15m max x 2.84m max)
Double glazed window to rear, radiator, carpet flooring.

Bedroom Three:

8' 7" max x 8' 2" max (2.62m max x 2.49m max)
Carpet flooring, double glazed window to front aspect, radiator.

Bathroom:

Fitted with a suite to comprise: Bath with fitted shower overhead, wash hand basin and w.c. Tiled splash surround, heated towel rail, vinyl flooring, double glazed frosted window to rear aspect.

Outside:

Front Garden:

Partly laid to lawn, part paved.

Rear Garden:

Patio and low level shrubs, low maintenance, mainly laid to lawn.

Garage:

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



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Wordsworth Avenue,
Newport Pagnell

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO LOCAL SCHOOL AND LOCAL CENTRE
- GARAGE, PARKING AND GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000



view this property online brownandmerry.co.uk/Property/NPL107359



Property Ref:
NPL107359 - 0009

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