



St. Margarets Close, NEWPORT PAGNELL MK16 9EF

welcome to

St. Margarets Close, NEWPORT PAGNELL

Situated towards the end of a CUL-DE-SAC and offering CONTEMPORARY LIVING stands this SEMI-DETACHED FAMILY HOME. Having been greatly improved by the current owner benefits include A STYLISH OPEN PLAN LIVING SPACE, EN-SUITE TO MASTER, PRIVATE REAR GARDEN and PARKING.

Entrance Porch:

Wood laminate flooring, radiator. Door to entrance hall.

Entrance Hall:

Stairs rising to first floor, wood laminate flooring. Doors to cloakroom, lounge and study.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin set on a vanity unit and w.c. Wood laminate flooring, heated towel rail, double glazed window to front.

Study:

12' 11" max x 7' 2" max (3.94m max x 2.18m max)
Double glazed window to side, radiator, wood laminate floor, door to 1/2 garage.

Lounge:

15' 3" x 12' 4" (4.65m x 3.76m)
Double glazed window to front, under stairs storage, radiator, carpet flooring, integrated storage. Opening to kitchen/diner.

Kitchen / Diner:

22' 1" max x 18' 10" max (6.73m max x 5.74m max)
Fitted with a range of wall and base units with quartz work surfaces over, butler sink, space for an American style fridge/freezer, five ring gas hob with extractor over, eye level oven and grill, integrated dishwasher, island with quartz work surface, storage and charging point. Herringbone flooring, double glazed bi-fold doors to rear garden, two double glazed Velux Skylights, double glazed window to rear, T.V. point, spotlights to ceiling, opening to lounge.

Utility:

9' 11" x 4' 1" (3.02m x 1.24m)
Herringbone flooring, space for washing machine and tumble dryer, double glazed door to rear, cupboard with storage, integrated fridge/freezer, door to open plan kitchen/diner.

Landing:

Stairs rising to loft, doors to four bedrooms and bathroom, cupboard housing water tank.

Master Bedroom:

16' 10" max x 13' max (5.13m max x 3.96m max)
Double glazed window to front, carpet flooring, radiator, loft hatch, sliding door to dressing room. Opening to en-suite.

Dressing Room:

7' 7" x 7' 2" (2.31m x 2.18m)
Double glazed window to front, radiator.

En-Suite:

Fitted with a suite to comprise: bath with waterfall shower head over, walk-in shower, wash hand basin with floating vanity unit and w.c. Heated towel rail, partly tiled, double glazed window to side.

Bedroom Two:

10' 8" x 7' 11" (3.25m x 2.41m)
Double glazed window to front, fitted wardrobe, carpet flooring, radiator.

Bedroom Three:

13' max x 8' 1" max (3.96m max x 2.46m max)
Double glazed window to rear, carpet flooring, radiator, fan light.

Bedroom Four:

9' 1" x 7' 10" (2.77m x 2.39m)
Double glazed window to rear, radiator, storage, alcove for wardrobe fan light.

Loft Space:

13' 9" x 9' 6" (4.19m x 2.90m)
Den with double glazed sky light and T.V. point.

Outside:

Front Garden:

Driveway providing parking for three cars, outside light.

Rear Garden:

Not overlooked and laid with astro turf, paving, pergola with seating area under, tree house, power, shed, gate to rear, outside tap.

Garage:

Power and lighting, electric roller door.



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

**St. Margarets Close,
NEWPORT PAGNELL**

- SEMI-DETACHED HOUSE OFFERING CONTEMPORARY LIVING
- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- DOWNSTAIRS CLOAKROOM AND UTILITY
- FULLY EQUIPPED KITCHEN
- PRIVATE REAR GARDEN & PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£475,000



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Property Ref:
NPL107520 - 0008

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brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



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



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