



Swan Court, Olney MK46 4JP

welcome to

Swan Court, Olney

Being close to schools and local amenities in this popular MARKET TOWN and standing on a CORNER PLOT is this VERY WELL PRESENTED DETACHED FAMILY HOME. The property benefits from a DOWNSTAIRS CLOAKROOM, CONSERVATORY, MAIN BEDROOM with EN-SUITE plus FAMILY BATHROOM, GARDENS, PARKING and GARAGE.

Entrance Porch:

Main door to front, wood effect flooring, door to cloakroom and open to entrance hall.

Cloakroom:

Double glazed window to front and fitted with a white suite to comprise wash hand basin and w.c.

Entrance Hall:

Wood effect flooring, stairs rising to first floor landing, doors to sitting room and kitchen/breakfast room.

Sitting Room:

13' 10" x 10' 11" max (4.22m x 3.33m max)
Double glazed window to front, radiator, fireplace with hearth and mantel over, carpet flooring.
Opening to:

Dining Room Area:

10' 11" x 7' 9" (3.33m x 2.36m)
Double glazed sliding patio doors to conservatory.

Conservatory:

10' 10" max x 10' 4" max (3.30m max x 3.15m max)
Brick base with Upvc double glazed windows, pitched roof and double doors opening to rear garden.

Kitchen / Breakfast Room:

14' 2" max x 9' 4" max (4.32m max x 2.84m max)
Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiling to splash back areas, spaces for white goods and cooker, extractor fan, tiled flooring, two double glazed windows to rear and double glazed door to side.

First Floor Landing:

Doors to bedrooms, bathroom and airing cupboard.

Bedroom One:

10' 9" x 9' 8" (3.28m x 2.95m)
Double glazed window to rear, wood effect flooring, opening to dressing room which leads to the en-suite.

En-Suite:

Tiled walls and fitted with a suite to comprise: Shower cubicle, wash hand basin with cupboard under and w.c.

Bedroom Two:

12' 2" x 8' 6" max (3.71m x 2.59m max)
Double glazed window to front, carpet flooring, radiator.

Bedroom Three:

11' 3" x 8' 1" (3.43m x 2.46m)
Double glazed window to front, carpet flooring, radiator.

Bedroom Four:

8' 8" max x 8' 4" max (2.64m max x 2.54m max)
Double glazed window to front, carpet flooring, radiator.

Family Bathroom:

Double glazed window to rear, wood effect flooring and fitted with a white suite to comprise: P shaped bath with glazed shower screen, wash hand basin in a vanity unit and w.c. Heated towel rail.

Outside:

Front:

Laid to lawn with shrub beds, pathway leading to front door with a driveway to the side leading to the single integral garage.

Garage:

Up and over door.

Rear Garden:

A good sized and enclosed rear garden mainly laid to lawn with shrub beds and patio area.



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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Swan Court,
Olney

- DETACHED FAMILY HOME Guide Price £425,000-£440,000
- VERY WELL PRESENTED
- FOUR BEDROOMS, THE MAIN WITH EN-SUITE
- CONSERVATORY
- PARKING, GARAGE and GARDEN

Tenure: Freehold EPC Rating: D

guide price

£425,000



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Property Ref:
NPL107580 - 0003

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