



**Pearmain Close, Newport Pagnell MK16 8FD**

**welcome to**

## **Pearmain Close, Newport Pagnell**

A BEAUTIFULLY PRESENTED SEMI-DETACHED family home situated on a small sought after development offering a DOWNSTAIRS CLOAKROOM, KITCHEN/DINING ROOM leading to REAR GARDEN, upstairs BEDROOMS the main with EN-SUITE, further FAMILY BATHROOM, Outside lovely GARDEN, PARKING and GARAGE.

### **Entrance Hall:**

Door to front and doors leading to lounge, kitchen/diner, cloakroom and storage cupboard. Stairs rising to first floor landing.

### **Cloakroom:**

Fitted with a suite to comprise wash hand basin and w.c. Radiator.

### **Lounge:**

16' 2" x 10' 7" ( 4.93m x 3.23m )  
Double glazed bay window to front aspect, feature fireplace, carpet flooring, radiator.

### **Kitchen / Diner:**

20' x 14' 9" ( 6.10m x 4.50m )  
Fitted with a range of eye and base level units with work surfaces over, gas hob with extractor over, electric oven, sink with drainer, dishwasher, radiator, tiled flooring, double glazed window and doors to rear garden. Open to utility area.

### **Utility Area:**

Stainless steel sink with drainer, base and eye level units with work surfaces over, washing machine.

### **Landing:**

Doors leading to bedrooms, family bathroom and airing cupboard.

### **Bedroom One:**

11' 4" x 10' 8" ( 3.45m x 3.25m )  
Carpet flooring, radiator, fitted wardrobes, double glazed window to rear, door to en-suite.

### **En-Suite:**

Fitted with a suite to comprise: Shower cubicle, wash hand basin and w.c. Radiator, tiled splash back surround, shaver point.

### **Bedroom Two:**

10' 8" x 10' 8" ( 3.25m x 3.25m )  
Carpet flooring, radiator, double glazed window to rear.

### **Bedroom Three:**

9' 1" x 7' 1" ( 2.77m x 2.16m )  
Carpet flooring, radiator, double glazed window to rear.

### **Bedroom Four:**

9' 1" x 5' 1" ( 2.77m x 1.55m )  
Carpet flooring, radiator, double glazed window to front.

### **Bathroom:**

Fitted with a suite to comprise: Bath with shower fitting, wash hand basin and w.c. Tiled floor and splash backs.

### **Outside:**

#### **Front:**

Low maintenance front garden laid with slate, shrub border and pathway leading to front door. There is a driveway to the side providing off road parking and leading to the single garage.

#### **Rear:**

An enclosed and beautifully maintained rear garden which is mainly laid to lawn with a good sized patio area, summerhouse, shed, personal door to garage and side access.

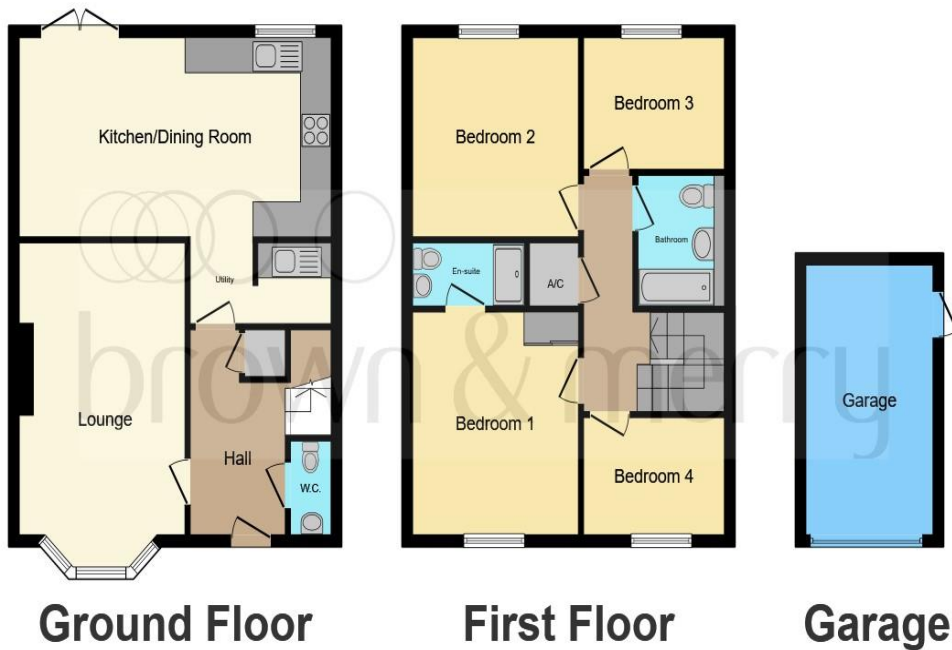
#### **Summerhouse:**

9' 3" x 9' 3" ( 2.82m x 2.82m )  
With electric and heating.

#### **Garage:**

With an up and over door, lighting, and door to rear garden.





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**  
**Pearmain Close,**  
**Newport Pagnell**

- SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER SMALL DEVELOPMENT
- FOUR BEDROOMS THE MAIN WITH EN-SUITE
- KITCHEN/DINER
- GARDEN, GARAGE AND PARKING

Tenure: Freehold EPC Rating: C

guide price

**£450,000**



**view this property online** [brownandmerry.co.uk/Property/NPL107611](https://brownandmerry.co.uk/Property/NPL107611)



Property Ref:  
NPL107611 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**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://brownandmerry.co.uk)**