









## welcome to

# **Shakespeare Close, Newport Pagnell**

Standing on the popular Poets Development and being close to local amenities and park land is this DETACHED FAMILY HOME. Benefits include SEPARATE RECEPTION ROOMS, CONSERVATORY, OUTBUILDING with POWER and LIGHTING, GARDEN and DOUBLE GARAGE.

#### **Entrance Porch:**

Tiled floor, radiator, doors to cloakroom, storage cupboard and meter cupboard.

#### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin set on a vanity unit and w.c. tiled floor, heated towel rail.

#### Lounge:

16' 4"  $\max x$  11' 1"  $\max$  ( 4.98m  $\max x$  3.38m  $\max$  ) Wood laminate floor, double glazed bay window to front aspect, radiator.

## **Dining Room:**

10' 10" x 9' 6" ( 3.30m x 2.90m )

Cupboard under stairs, wood laminate flooring, radiator, double glazed doors to conservatory.

#### **Conservatory:**

13' 6" x 12' 11" (4.11m x 3.94m)

Tiled floor, brick built, door to garage, patio door to garden.

## Kitchen:

10' 10" x 8' 2" ( 3.30m x 2.49m )

Fitted with a range of eye and base level units with work surfaces over, stainless steel sink with drainer and mixer tap, tiled splash back surround, wood flooring, double glazed window to rear aspect.

## Landing:

Carpet flooring, doors to bedrooms and bathroom.

#### **Bedroom One:**

12' 10" x 9' 5" ( 3.91m x 2.87m ) Double glazed window to rear, fitted wardrobes, radiator, wood flooring.

#### **Bedroom Two:**

10' 7" x 8' 2" ( 3.23m x 2.49m ) Wood flooring, radiator, double glazed window to rear,

### **Bedroom Three:**

9' 1"  $\times$  6' 9" ( 2.77m  $\times$  2.06m ) Wood flooring, radiator, double glazed window to front.

#### **Bedroom Four:**

9' 1"  $\times$  6' 6" (  $2.77m \times 1.98m$  ) Wood flooring, radiator, fitted wardrobe, double glazed window to front.

#### **Bathroom:**

Fitted with a suite to comprise: Bath with shower fitting wash hand basin set on a vanity unit and w.c. Tiled floor to ceiling, double glazed window to front.

#### **Outside:**

#### **Rear Garden:**

Mainly laid to lawn, large decked area, mature shrub borders.

#### **Double Garage:**

Up and over doors, light and power, boiler, window to rear.

#### **Home Studio:**

12' 3" x 9' ( 3.73m x 2.74m )

Wood effect flooring, power and lighting, two windows to front.



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## Outbuilding

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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# **Shakespeare Close,**

# **Newport Pagnell**

- POETS DEVELOPMENT
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SEPARATE RECEPTIONS
- DOUBLE GARAGE and PARKING FOR MULTIPE VEHICLES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£550,000



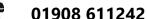
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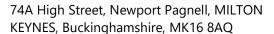
Property Ref: NPL107688 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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