



**Orchard Way, Stoke Goldington, Newport Pagnell, MK16 8PE**

**welcome to**

## **Orchard Way, Stoke Goldington Newport Pagnell**

Standing in the popular north Bucks village is this DETACHED family home. Offering flexible living accommodation to comprise DINING ROOM/BEDROOM FOUR, BEDROOM ONE with EN-SUITE, further upstairs BEDROOMS, GARDENS, GARAGE and PARKING. NO ONWARD CHAIN.

### **Entrance Hall:**

Carpet flooring, doors to reception room and bathroom, stairs rising to first floor.

### **Lounge:**

18' 6" x 11' 3" ( 5.64m x 3.43m )

Carpet, two electric radiators, dual aspect double glazed windows, feature stone fireplace, double glazed doors to rear.

### **Dining Room / Bedroom Four:**

11' 9" x 7' 7" ( 3.58m x 2.31m )

Carpet, fitted wardrobes, floor to ceiling, electric radiator, double glazed windows to rear.

### **Kitchen:**

9' 7" x 9' ( 2.92m x 2.74m )

Refitted with a range of wall and base units with work surfaces over, induction hob, electric oven, 1 1/2 bowl stainless steel sink with drainer and mixer tap, breakfast bar, fridge freezer, dishwasher, tiled floor, door providing access to rear garden, double glazed window to rear.

### **Ground Floor Bedroom One:**

10' 7" x 9' 9" ( 3.23m x 2.97m )

Carpet, electric radiator, door to en-suite, fitted wardrobe, window to front.

### **En-Suite:**

Fitted with a suite to comprise: Shower, wash hand basin and w.c.

### **Ground Floor Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap and shower attachment, vanity unit housing w.c. and hand wash basin.

### **First Floor Landing:**

Large airing cupboard, access to bedrooms two and three and storage cupboard.

### **First Floor Bedroom Two:**

15' 1" x 11' 11" ( 4.60m x 3.63m )

Electric radiator, carpet, Velux style windows.

### **First Floor Bedroom Three:**

11' 9" x 11' 6" ( 3.58m x 3.51m )

Carpet, Velux style window.

### **Outside:**

#### **Front:**

Laid to lawn, shrub borders. Driveway providing parking for one car and leading to single garage. Additional parking for two cars in property owned lay-by.

### **Garage:**

Single garage.

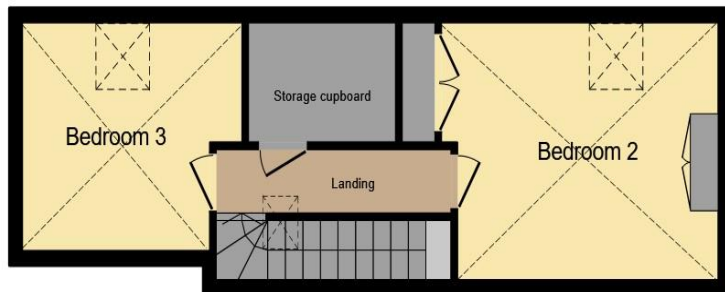
### **Rear Garden:**

mainly laid to lawn, personal door providing access to garage, two sheds, stone-built wall to rear, mature shrubs, side access.





**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](http://www.focalagent.com)



**welcome to**  
**Orchard Way,**  
**Stoke Goldington, Newport Pagnell**

- NO ONWARD CHAIN
- DETACHED VILLAGE PROPERTY
- THREE/FOUR BEDROOMS
- EN-SUITE AND BATHROOM
- GARDENS, GARAGE & PARKING

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

offers over  
**£400,000**



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