



Limbrey Drive, OLNEY, MK46 5GE

welcome to

Limbrey Drive, OLNEY

Situated in the popular town of OLNEY within GOOD SCHOOL CATCHMENTS, is this beautifully presented, detached family home. Highlights include: 3 reception rooms, kitchen/diner, 2 en-suites, family bathroom and a private, well maintained, rear garden.

Entrance Hall:

Door to the front, cupboard, stairs to the first floor and doors to the living room, cloakroom, study, kitchen and under stairs storage.

Cloakroom:

Wash hand basin and low-level WC. Vinyl flooring and extractor fan.

Study:

9' 5" x 8' 3" (2.87m x 2.51m)

Radiator, carpet and double-glazed window to the front.

Lounge:

15' 9" x 11' 9" (4.80m x 3.58m)

Feature fireplace, media wall, carpet and two radiators. Double-glazed windows to the front and side. Doors leading to dining room.

Dining Room:

11' 9" x 8' 9" (3.58m x 2.67m)

Radiator, carpet and double-glazed window to the side. Double-glazed Patio doors leading out to the garden.

Kitchen:

20' 3" x 12' 4" (6.17m x 3.76m)

Fitted with a mix of wall and base units with marble work surface over, 1.5 bowl sink with mixer tap and drainer, AEG double oven and gas hob with extractor fan over. Integrated dishwasher and two integrated fridge/freezer. Breakfast Bar and storage cupboards. Two radiators and space for a dining table and chairs. Door to the utility room and double-glazed window to the rear. Double-glazed Patio doors leading out to the garden.

Utility Room:

8' x 4' 2" (2.44m x 1.27m)

Fitted with a mix of wall and base units with marble work surface over, sink with drainer and space for a washing machine. Double-glazed door to the side.

First Floor Landing:

Stairs from the ground floor, carpet and access via a loft ladder to the partially boarded loft. Doors to all bedrooms and the family bathroom.

Bedroom One:

15' 1" max x 12' 1" max (4.60m max x 3.68m max)

Radiator, carpet and double-glazed windows to the front and side.

En-Suite:

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed obscured window to the front.

Bedroom Two:

13' 7" x 9' 7" (4.14m x 2.92m)

Radiator, carpet and double-glazed window to the front.

En-Suite

Partially tiled with wash hand basin, low-level WC and shower cubicle. Heated towel rail.

Bedroom Three:

13' 2" max x 11' 4" max (4.01m max x 3.45m max)

Radiator, carpet and double-glazed window to the rear.

Bedroom Four:

12' 2" max x 10' max (3.71m max x 3.05m max)

Carpet, radiator and double-glazed window to the rear.

Family Bathroom:

Partially tiled with pedestal wash hand basin, low-level WC and bath with shower over. Heated towel rail and double-glazed obscured window to the rear.

Outside:

Front Garden:

Driveway leading to a single garage, shrub borders and an electric point.

Rear Garden:

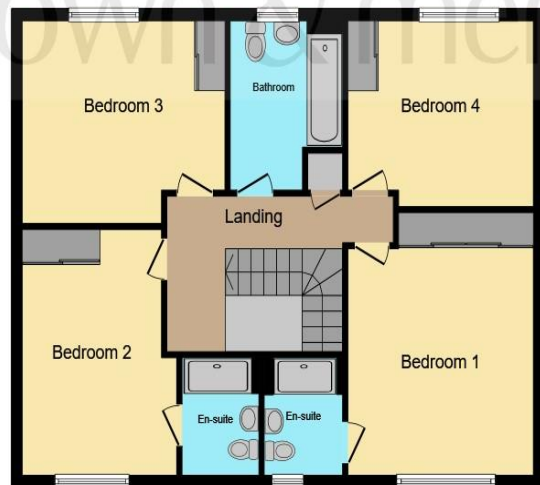
Private rear garden laid to lawn with shrub borders and a patio area perfect for entertaining. Access to the garage, outdoor tap and a gate leading to the driveway.

Garage:

Garage with power, light and eaves storage.



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



welcome to
Limbrey Drive,
OLNEY

- FOUR-BEDROOM DETACHED
- THREE RECEPTION ROOMS
- TWO EN-SUITES
- GARAGE & PARKING
- NHBC WARRANTY

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£640,000



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