



**Newport Road, Woburn Sands, MILTON KEYNES, MK17 8UN**

**welcome to**

## **Newport Road, Woburn Sands, MILTON KEYNES**

This two-bedroom property has a en-suite to master, lounge, kitchen, utility room, family bathroom, large rear garden and front drive way for multiple cars.

### **Entrance Hall**

Vinyl tiled flooring. Door to living room and bedroom 1.

### **Lounge**

16' 11" to window x 11' 4" ( 5.16m to window x 3.45m )  
Stripped wooden flooring. Two radiators. Dual log burner. Two double glazed windows to the front aspect. Doors leading through to the kitchen and bedroom.

### **Kitchen**

Irregular Shaped Room 9' x 8' 7" ( 2.74m x 2.62m)  
Fitted with a range of wall and base units. Butler sink and drainer. Electric cooker and built in electric fan. Tiled splash back. Radiator. Spotlights on the ceiling. Vinyl tiled flooring. Double glazed window to the rear and side aspects. Door leading to garden and side front access.

### **Utility Room**

8' x 4' 4" ( 2.44m x 1.32m )  
Fitted with wall and base units. Space for dishwasher and tumble dryer. Double glazed window to the side aspect. Loft hatch.

### **Bedroom 1**

16' 8" narrowing to x 11' ( 5.08m narrowing to x 3.35m )  
Stripped wood flooring. Fireplace. Two radiators. Loft hatch. Double glazed window to the front aspect. Door leading through to en-suite.

### **En-Suite**

WC and wash hand basin. Walk-in shower. Heated towel rail. Electric fan. Spotlights. Built-in unit.

### **Bedroom 2 / Dining Room**

13' 7" x 10' 6" max ( 4.14m x 3.20m max )  
Fully carpeted. Radiator. French doors opening out

into the garden.

### **Bathroom**

WC and wash hand basin. Electric shower. Heated towel rail. Partly tiled. Tiled flooring. Double glazed window to the side aspect.

### **Cot Room / Study**

8' 9" narrowing to x 7' 5" ( 2.67m narrowing to x 2.26m )  
Fully carpeted. Radiator.

### **Rear Garden**

Patio and gravel area. Laid to lawn with mature shrubs.

### **Front Garden**

Wooden gated entrance to shingle driveway providing parking for 3 cars. Edged with sleeper planters and flowers.



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**  
**Newport Road,**  
**Woburn Sands, MILTON KEYNES**

- TWO BEDROOM COTTAGE
- ENSUITE TO MASTER
- LARGE REAR GARDEN
- PARKING FOR MULTIPLE CARS
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: Awaited

offers over  
**£450,000**



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Property Ref:  
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