



To arrange a viewing
please call 01908 675747

*** EXECUTIVE FAMILY HOME - READY TO MOVE INTO + STAMP DUTY PAID *** This EXCLUSIVE FIVE BED home boasts a SPACIOUS HIGH SPEC OPEN PLAN KITCHEN/DINER with INTEGRATED APPLIANCES, UTILITY ROOM, SPACIOUS LOUNGE with FRENCH DOORS leading to a PRIVATE LANDSCAPED REAR GARDEN, TWO EN SUITE BATHROOMS, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE and DRIVEWAY PARKING for TWO VEHICLES.

- Brand New Private Development
- Two En Suite Bathrooms
- Spacious Open Plan Kitchen/Diner
- Private Landscaped Rear Garden
- Underfloor Heating in Bathrooms and Kitchen/Diner
- Downstairs Cloakroom
- Single Garage
- Driveway Parking for Two Vehicles
- Downstairs Study
- Quiet Village Location

LOCATION: NEWTON LONGVILLE

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

STUDY
10'0" x 6'11"

KITCHEN/DINER
24'5" x 13'8"

- Fully fitted designer Shaker style kitchen
- Fully fitted designer High Gloss style kitchen
 - Smeg* integrated gas hob
 - Smeg* integrated single oven
 - Smeg* integrated dishwasher
 - Smeg* integrated extractor hood
 - Smeg* integrated fridge freezer
 - Smeg* integrated washer dryer
 - Caple integrated wine cooler (L, M)
 - Stainless steel sink and drainer
 - Polished chrome mixer tap
- *Smeg appliances or equivalent

UTILITY
6'6" x 5'3"

SITTING ROOM
19'6" x 11'5"

FIRST FLOOR LANDING

BEDROOM ONE
11'10" x 11'7"

EN SUITE

BEDROOM FIVE



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BEDROOM TWO

13'11" x 10'7"

EN SUITE

BEDROOM THREE

11'10" x 9'7"

BEDROOM FOUR

11'9" x 9'7"

FAMILY BATHROOM

Designer RAK basin

- Designer RAK WC
- Grohe flush plate to concealed cistern
- Wall mounted vanity unit
- Vado tap and shower fittings
- Fully tiled
- Designer towel radiator
- Illuminated mirror

REAR GARDEN

SINGLE GARAGE & PARKING

TENURE

Freehold

We have been advised that there is a service charge of £350 per annum payable to Regent Management for maintenance of all private roads and green spaces on the development

NOTICE

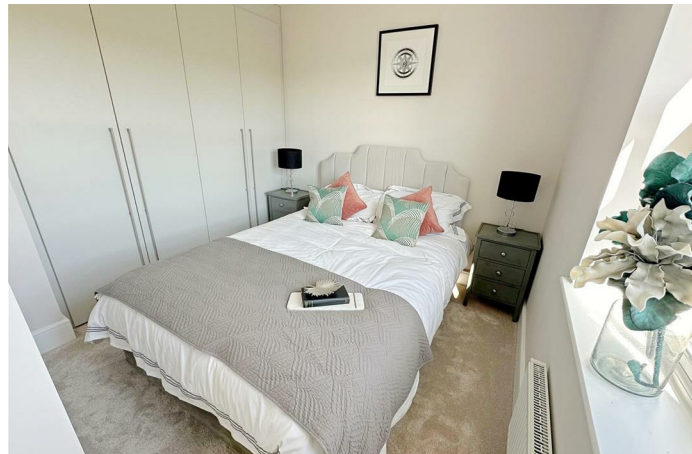
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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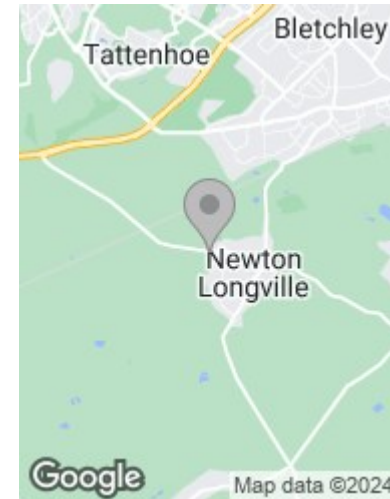
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

