



To arrange a viewing  
please call 01908 675747

\*\*\* BRAND NEW EXECUTIVE FAMILY HOME + READY TO MOVE INTO \*\*\* This EXCLUSIVE FOUR BED home boasts a SPACIOUS HIGH SPEC OPEN PLAN KITCHEN/DINER with INTEGRATED APPLIANCES, LARGE UTILITY ROOM, FRENCH DOORS leading to a PRIVATE LANDSCAPED REAR GARDEN, EN SUITE to the MASTER BEDROOM, DOWNSTAIRS CLOAKROOM, SINGLE GARAGE and DRIVEWAY PARKING for TWO VEHICLES.

- Brand New Private Development
- Over 1300 SQ FT
- Underfloor Heating in Bathrooms and Kitchen/Diner
- Downstairs Cloakroom
- Single Garage and Driveway Parking
- Quiet Village Location

LOCATION: NEWTON LONGVILLE

ENTRANCE HALL

SITTING ROOM  
14'0" x 12'4"

DOWNSTAIRS CLOAKROOM

#### KITCHEN/DINER

20'11" x 13'7"  
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  
Stainless steel sink and drainer  
Polished chrome mixer tap  
Smeg appliances or equivalent

#### UTILITY ROOM

7'10" x 6'3"

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12'0" x 9'8"

#### EN SUITE

#### BEDROOM TWO

10'8" x 10'6"

#### BEDROOM THREE

10'7" x 10'1"

#### BEDROOM FOUR

13'11" x 8'7"

#### 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

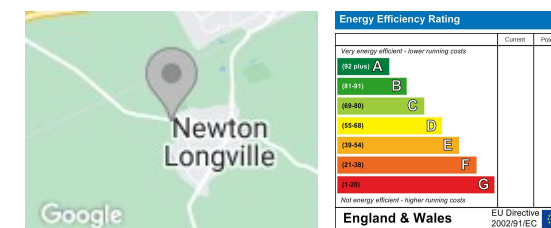
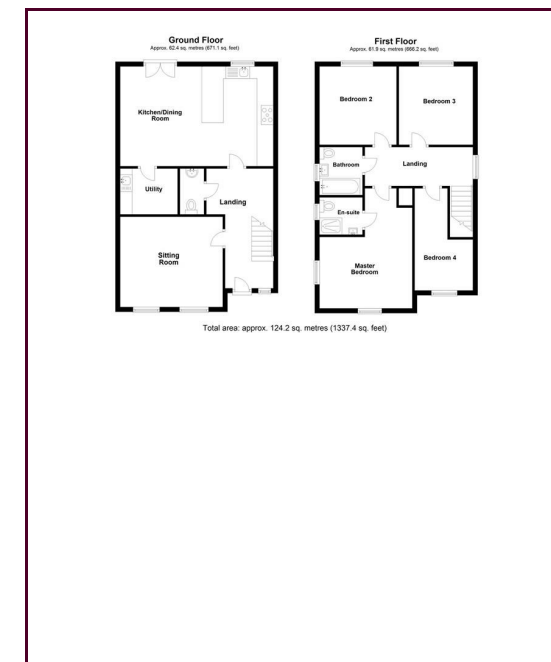
#### TENURE

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 buyer 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.



#### 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

