



Newbolt Close, Newport Pagnell, MK16 8ND



30 Newbolt Close
Newport Pagnell
Buckinghamshire
MK16 8ND

£610,000

A beautifully presented 4 bedroom detached house with garage, parking for 6 cars, and located in a popular cul-de-sac location.

The property has accommodation set over two floors comprising an entrance hall, cloakroom, living room, a large kitchen/dining/family room as well as a utility room. On the first floor there are 4 double bedrooms – the master bedroom with an ensuite shower room, plus a family bathroom. The house has had many improvements carried out by the current owners and is beautifully presented, making a fabulous family home. Outside it has parking for several cars to the front and an enclosed rear garden.

Newbolt Close is located on the popular Poets Estate, just a short walk to the local shops and Portfield School, and within catchment for Ousedale secondary school.

- Detached House
- 4 Double Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Large Kitchen/ Family Room/Dining Room
- Separate Living Room
- Beautifully Presented
- Garage & Parking for 6 Cars
- Popular Cul-De-Sac Location
- Triple Glazed Windows





Ground Floor

A front door opens to an entrance hall which has a tiled floor which runs throughout much of the ground floor, stairs to the first floor and doors to all rooms.

The cloakroom has a suite comprising WC and wash basin.

The living room, located to the front, has a bay window and a feature fireplace.

The heart of his home is a large open plan kitchen/dining/family room. The kitchen area has a range of units to floor and wall levels with worktops, a breakfast bar, sink unit and integrated appliances to include a gas hob, extractor hood, double oven, fridge and dishwasher. Window to the rear. The remainder of the room has plenty of space for a dining table, sofas and chairs etc. and has a window to the rear and double bi-fold doors opening onto the rear garden.

The utility room has a worktop and space for washing machine and tumble dryer. Door to the side and door to the garage.

First Floor

The landing has an airing cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with two sets of built-in double wardrobes. An ensuite shower room has a suite comprising WC, wash basin and shower cubicle. Window to the front.

Bedroom 2 is a double bedroom located to the rear with built in double wardrobe.

Bedroom 3 is a double bedroom located to the rear with a built-in double wardrobe.

Bedroom 4 is a double bedroom located to the front with built in double wardrobe.

The family bathroom has a suite comprising WC, wash basin and bath. Window to the rear.

Outside

The front garden has an extended block paved driveway providing off-road parking comfortably for 6 cars, an area of lawn and side gated access leading to the rear garden.

The attractively landscaped rear garden has patios, lawns and stocked beds and is enclosed by fencing.

Garage

Integral single garage with electric up and over door, power and light and internal access door from the Utility room.

Heating

The property has gas to radiator central heating.

Windows

The bay window in the front room, bi-fold doors and first floor windows are triple glazed.

The bay window has a double opening to allow large items to be passed though for ease of access..

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

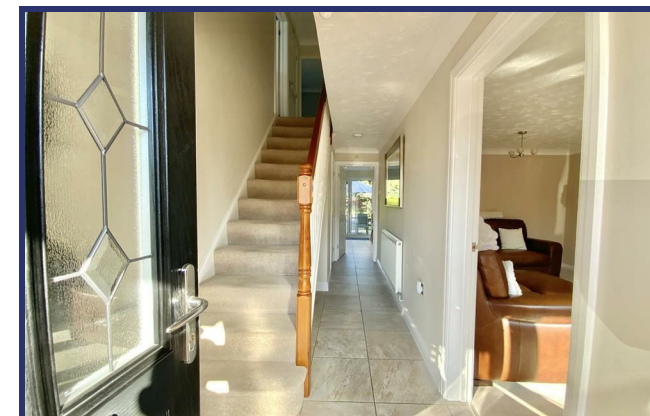
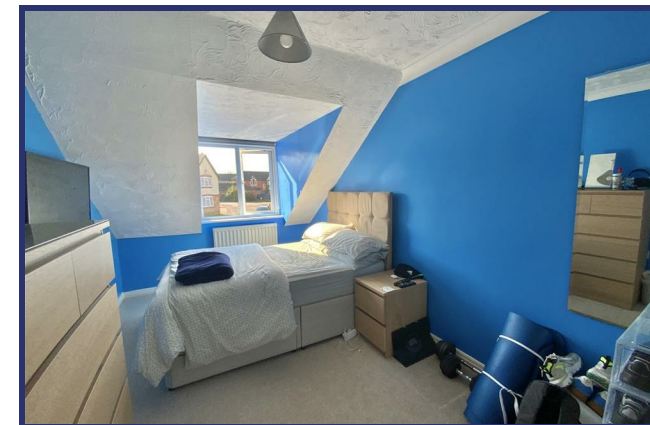
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Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

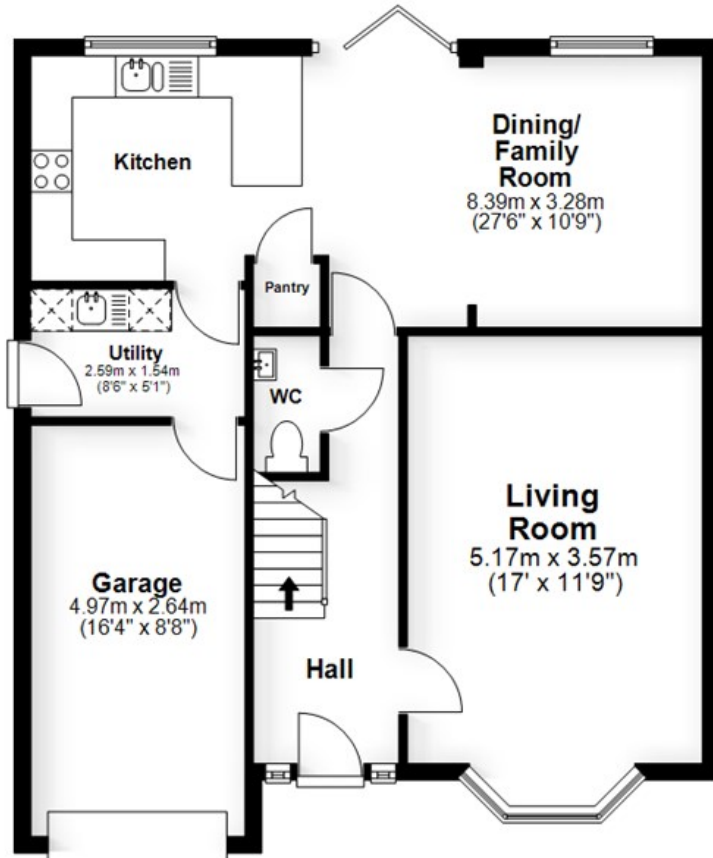






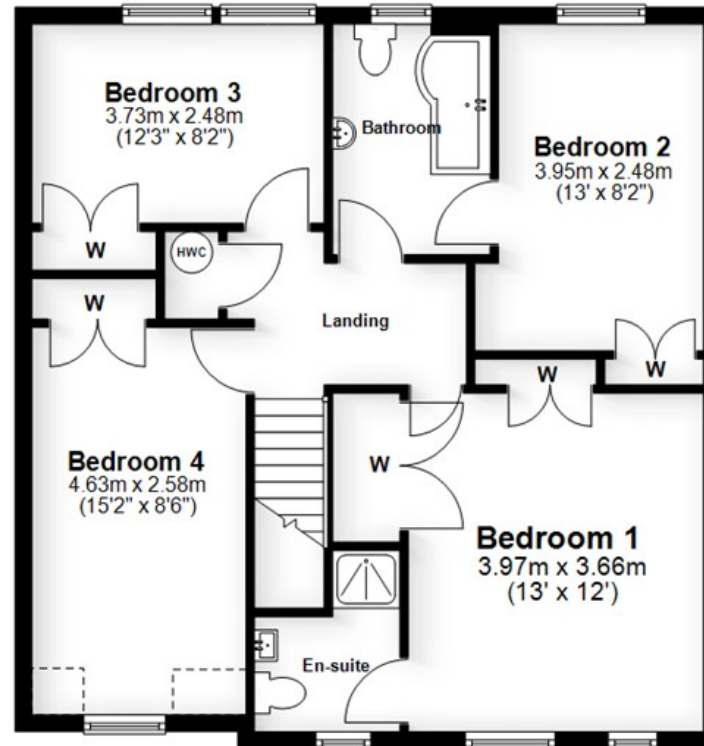
Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



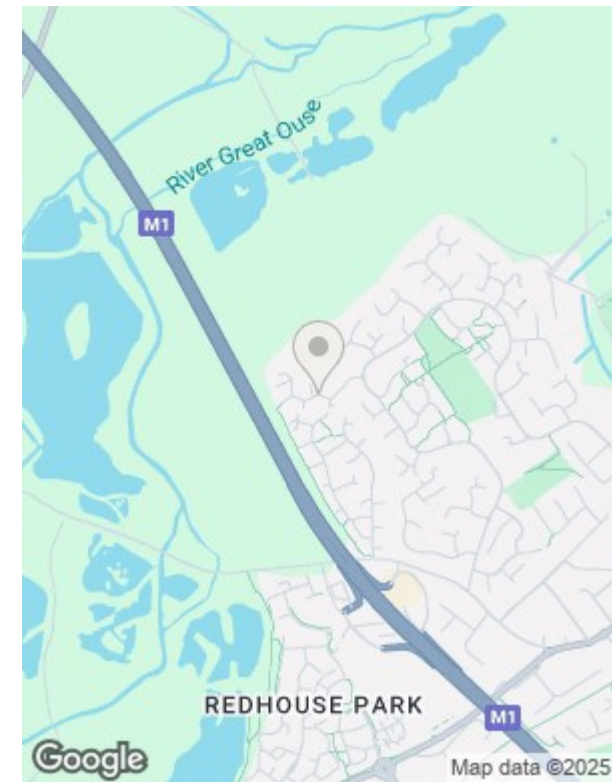
First Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



Total area: approx. 143.0 sq. metres (1539.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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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

