



Browns Wood Drive, Potterspur, NN12 7PL



**1 Browns Wood Drive
Potterspury
Northamptonshire
NN12 7PL**

£325,000

Well presented 2 bedroom semi detached bungalow with addition of a part converted attic, occupying a large corner plot with garage and driveway.

The property has accommodation on a single level comprising an entrance hall, lounge/dining room, refitted kitchen, 2 double bedrooms and a refitted shower room. The part converted attic provides a useful storage space with plenty of scope to convert into accommodation.

Outside the property has a good size corner plot with gardens to the front, side and rear plus a garage and driveway to the rear.

The bungalow is conveniently located just a short walk to local school, shop, church and pub.

- Semi Detached Bungalow
- Corner Plot Location
- Refitted Kitchen
- Refitted Shower Room
- 2 Double Bedrooms
- Living/ Dining Room
- Large Part Converted Attic - Scope to Extend
- UPVC Double Glazing
- Gas to Radiator Central Heating
- Garage & Driveway





Ground Floor

The entrance has a large storage cupboard and access to the large, partly converted, attic space by a pulldown ladder. Doors to all rooms.

The living/ dining room located to the rear has a window overlooking the rear garden and doorway to the kitchen.

The kitchen was re-fitted around a year ago with a new range of units to floor and wall levels with worktops and a sink unit. Integrated hob, extractor hood and oven and space for other appliances. Window to the rear and door to the side.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the front.

The shower room was refitted around a year ago with a white suite comprising WC, wash basin and shower cubicle. Part tiled walls and window to the side.

First Floor

The attic has been converted to provide a useful and large storage space, but should not to be considered habitable accommodation. It has a window to the side and eaves storage cupboards. Plenty of scope to convert into further bedrooms, as have many of the neighbouring properties.

Gardens

The property occupies a good size corner plot with gardens extended to the front, side and rear. The gardens are mainly laid with lawn, with some patio areas and pathways, stocked beds and borders and mature plants and bushes. The rear gardens are enclosed by fencing.

Garage & Parking

Brick built single garage with an up and over door and a parking space in front of the garage – located to the rear of the property.

Heating

The property has gas to radiator central heating with a new Hive boiler fitted around 1 year ago.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Location - Potterspury

Potterspury is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

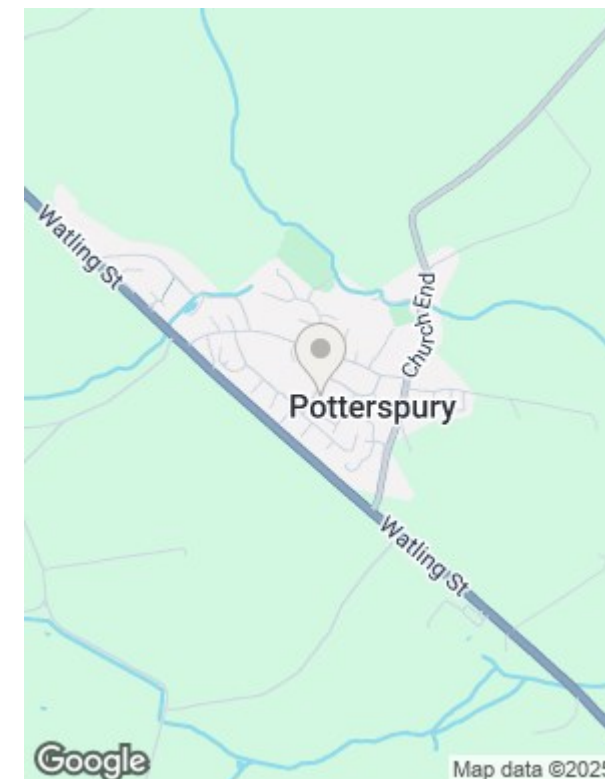
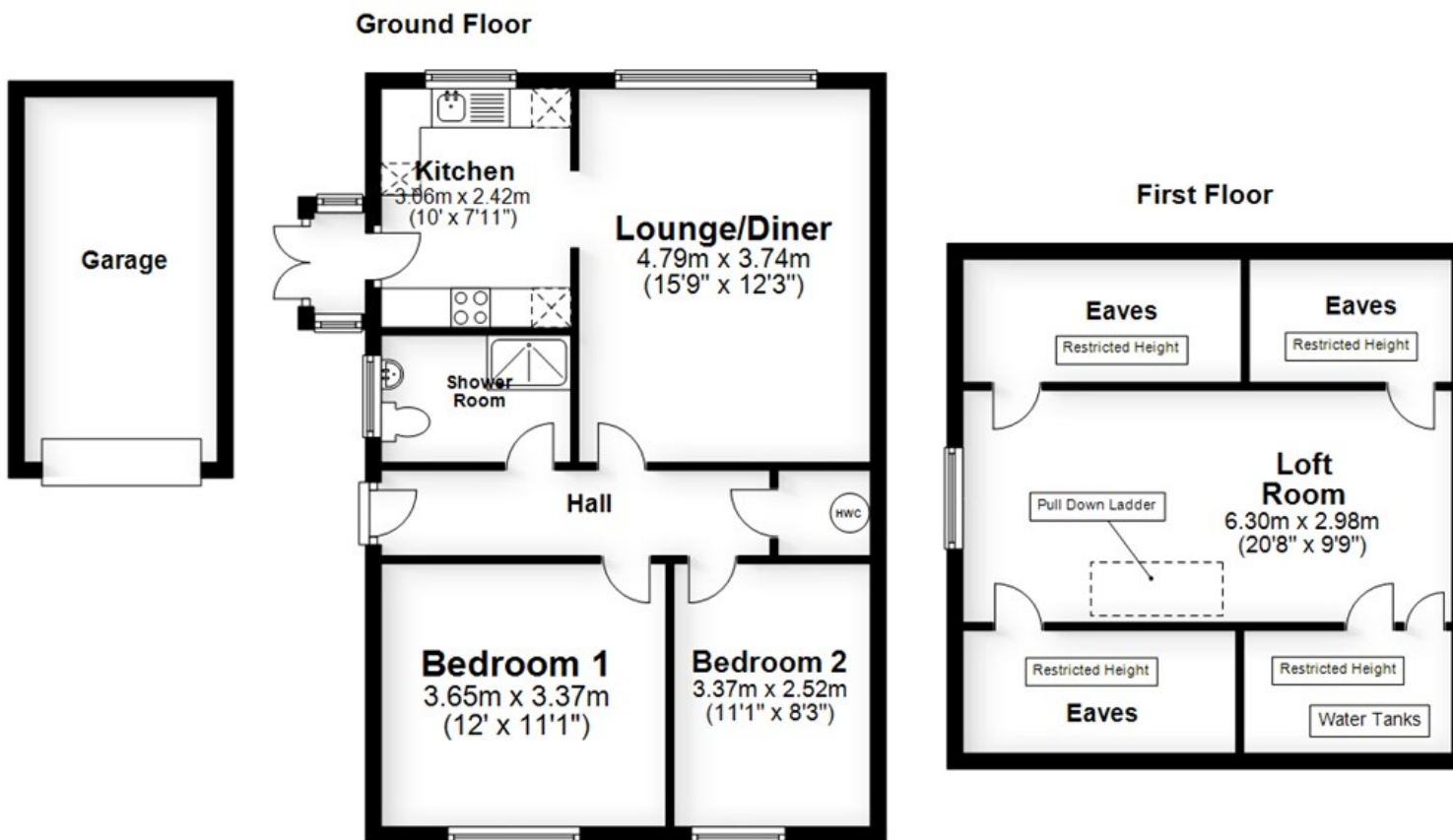
Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.





Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(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	



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.