





Queens Avenue, Newport Pagnell, MK16 8EU

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Queens Avenue, Newport Pagnell

Situated in a highly sought-after residential location on Queens Avenue, Newport Pagnell, this beautifully presented THREE-bedroom detached NEW-BUILD home offers the perfect blend of contemporary design, energy efficiency, and modern family living.

Kitchen / Living Area
Kitchen Area: Double-glazed door to the front, stairs to the first floor and door to the cloakroom. Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated eye-level electric oven and electric hob with extractor fan over. Integrated dishwasher and fridge/freezer. Island with breakfast bar and double/glazed window to the front

Living area: Under floor heating, under stairs storage cupboard and double-glazed bi-folding doors to the garden.

Cloakroom
Wall mounted wash hand basin and low-level WC. Double-glazed obscured window to the front.

First Floor
Landing
Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One
Radiator and double-glazed window to the front.

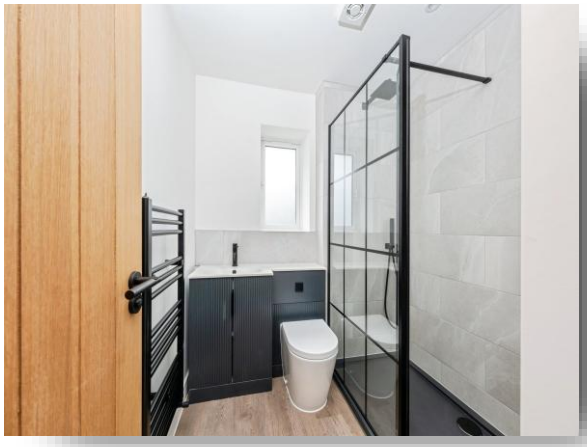
Bedroom Two
Radiator and double-glazed window to the rear.

Bedroom Three
Radiator and double-glazed window to the rear.

Shower Room
Partially tiled with a wash hand basin set in a vanity unit, low-level WC with integrated flush and a walk-in shower cubicle with rainfall shower head and fixed screen. Heated towel rail, extractor fan and double-glazed obscured window to the front.







Outside
Front Garden
Block paved driveway providing off-road parking and a raised gravel bed to the side.

Rear Garden
Spacious rear garden which is mainly laid to lawn with a patio area and some mature shrubs. Over looks an open field to the rear.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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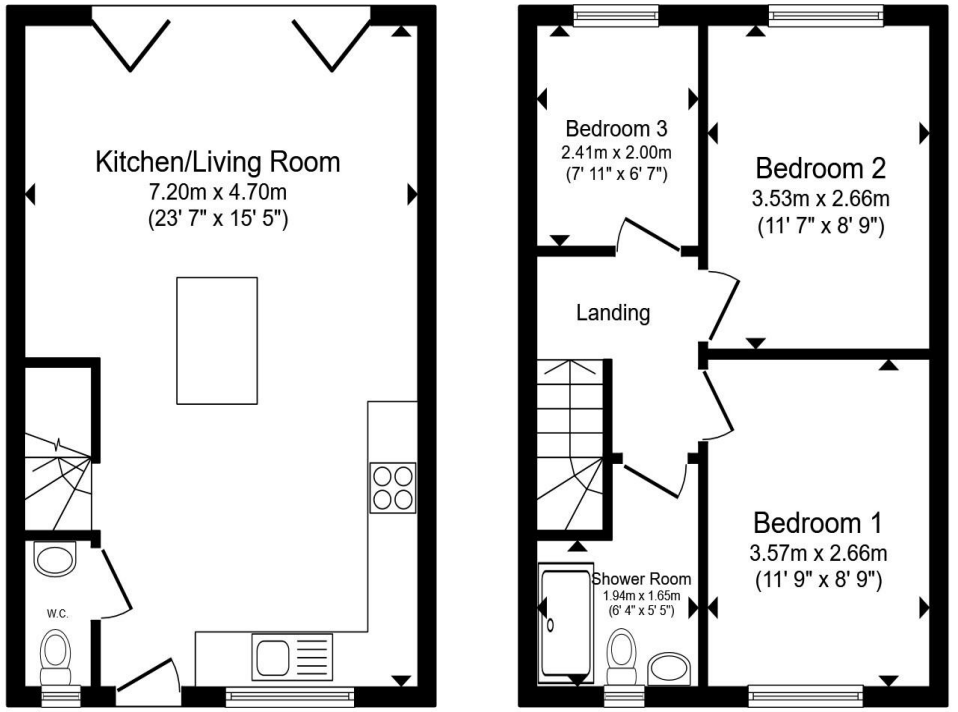
Queens Avenue, Newport Pagnell

- BRAND NEW THREE-BEDROOM DETACHED
- OPEN PLAN KITCHEN/LIVING AREA
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY PARKING
- EXCELLENT ACCESS TO LOCAL SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over

£375,000



Total floor area 67.7 m² (728 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
NPL108284 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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