



**Limbrey Drive, Olney, MK46 5GE**

**welcome to**

## **Limbrey Drive, Olney**

Situated within a desirable modern development in the historic market town of Olney, this beautifully presented, three-bedroom, end-of-terrace home offers contemporary living with generous accommodation arranged over two floors.

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Door to the sitting room.

### **Sitting Room**

Carpet, radiator and double-glazed window to the front.

### **Cloakroom**

A wall mounted wash hand basin with a mixer tap and storage cupboard under. Low-level WC, radiator and lino flooring.

### **Kitchen / Diner**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, eye level electric oven and gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Lino flooring and space for a dining table and chairs. Double-glazed window to the rear and double-glazed doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft hatch.

### **Bedroom One**

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the front. Door to the en-suite.

### **En-Suite**

Partially tiled with a wash hand basin with mixer tap, low-level WC and shower cubicle. Heated towel rail and double-glazed obscured window to the front.

### **Bedroom Two**

Carpet, radiator and double-glazed window to the rear.

### **Bedroom Three**

Carpet, radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with a handheld shower over. Heated towel rail, lino flooring and extractor fan.

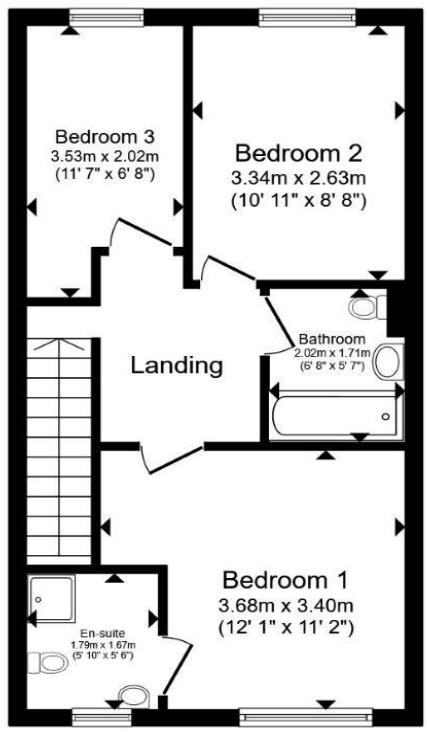
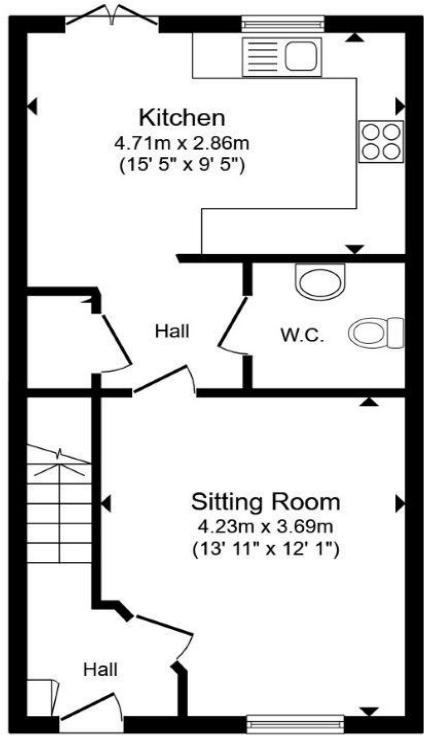
### **Outside**

#### **Front Garden**

Shrub border with a path leading to the front door and a driveway to the side providing off-road parking.

#### **Rear Garden**

Enclosed by fencing with gated side access. The garden is mainly laid to lawn with a paved patio area and a shed.



**Total floor area 82.8 m<sup>2</sup> (891 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](http://www.propertybox.io)



welcome to  
**Limbrey Drive,  
Olney**

- MODERN THREE-BED END-TERRACE
- DESIRABLE LOCATION
- SPACIOUS LIVING ROOM
- OPEN-PLAN KITCHEN/DINER
- FITTED KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£400,000**



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