



Elmfield Close, Potterspur, NN12 7PE



5 Elmfield Close  
Potterspury  
Northamptonshire  
NN12 7PE

£385,000

**A modern 3 bedroom detached house with 2 reception rooms, an ensuite shower room, garage and gardens, situated in a village small cul-de-sac.**

The property has accommodation sent over two floors comprising an entrance hall, cloakroom, separate lounge and a kitchen/dining room. On the first floor there are 3 bedrooms to include the main bedroom with ensuite shower room plus a family bathroom. Outside the property has gardens to the front and rear, a driveway for three cars and a detached garage.

Elmfield Close is a small cul-de-sac of nine properties of mixed designs, built in the late 1990s, located on the edge village with the village shop, pub and school and church all just a short walk away.

- Detached House
- Small Village Cul-de-sac
- 3 Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Separate Living Room
- Kitchen/ Dining Room
- Detached Garage + 3 Car Driveway
- Short Walk to Village Facilities





### Ground Floor

An entrance hall has stairs to the first floor and doors to all rooms. Under the stairs cupboard.

A cloakroom has a WC, wash basin and a window to the side.

The living room is located to the front and has an open doorway to the dining area.

A kitchen/ dining room has a dining area with glazed French doors with glazed side panels overlooking the rear garden and is open to the kitchen which has a range of units to floor and wall levels with worktops and a sink unit. Space for appliances, window to the rear and a door to the side.

### First Floor

The landing has access to the loft, airing cupboard with hot water cylinder and a window to the side.

Bedroom 1 is a double bedroom located to the rear with built-in and fitted wardrobes and an ensuite shower room. The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the rear.

The family bathroom has a white suite comprising WC, wash basin and a bath with mixer tap shower over, part tiled walls and a window to the front.

### Outside

Small Front garden with lawn and a tarmac driveway to the side providing off-road parking for 3 cars leading to the garage. Side gated access to the rear garden.

West facing rear garden with paved patio, lawns and beds, enclosed by fencing.

### Garage

Brick built detached single garage with pitched, tiled roof storage and an up and over door.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

### 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

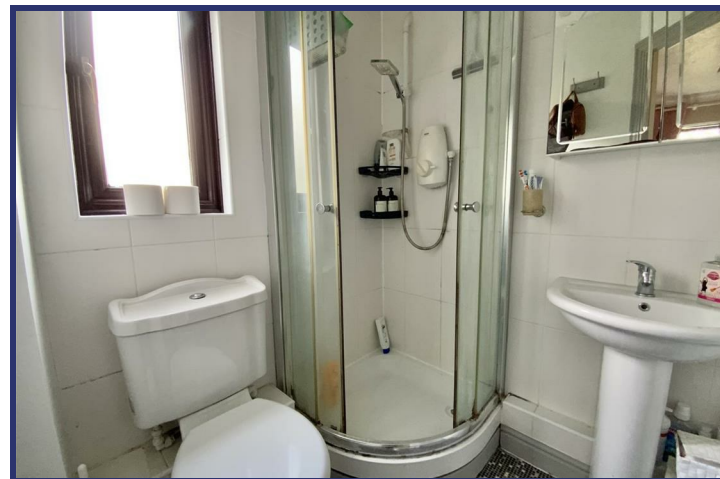
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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

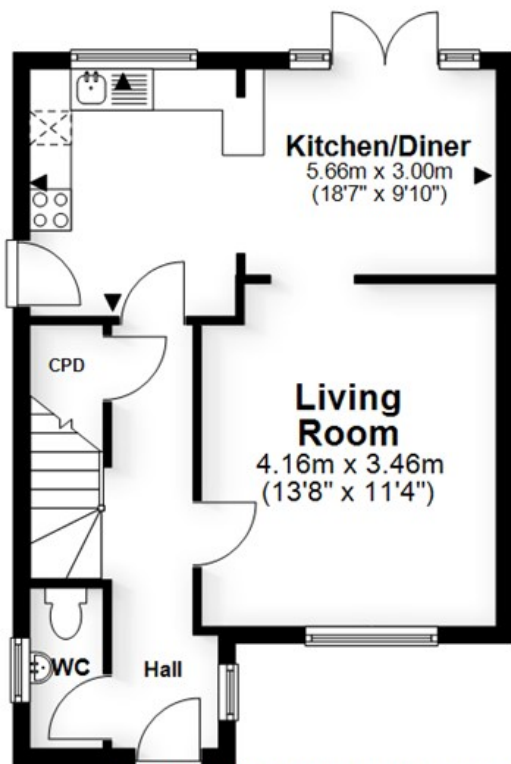
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



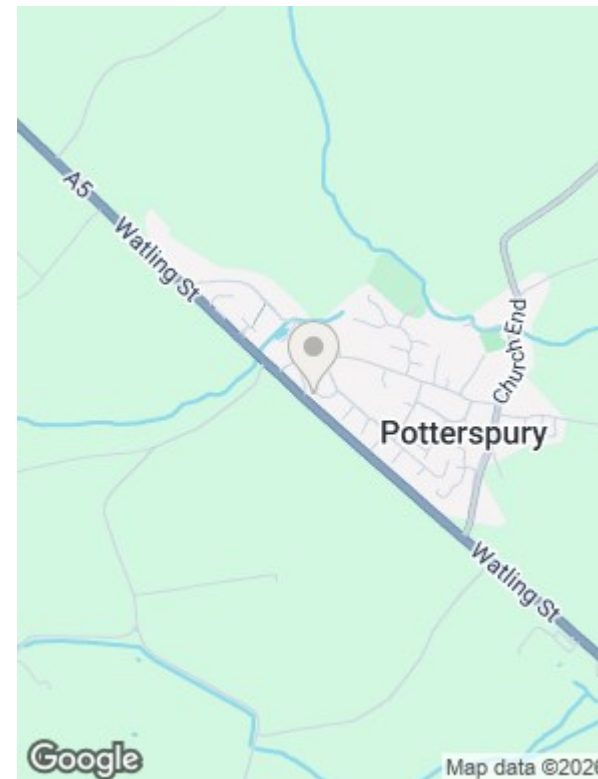
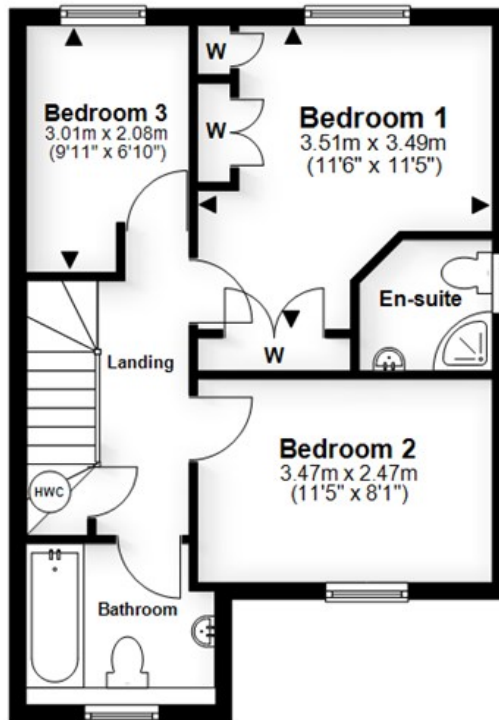
### Garage



### Ground Floor



### First Floor



### 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			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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.