



**Sunridge Close, Newport Pagnell, MK16 0LT**

**welcome to**

## **Sunridge Close, Newport Pagnell**

Situated within a sought-after cul-de-sac in the charming market town of Newport Pagnell, this well-presented four-bedroom detached family home offers generous living accommodation, a private rear garden, and a desirable location close to local amenities, schools, and transport links.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, under stairs storage and radiator. Utility cupboard with space for a washing machine & tumble dryer.

### **Cloakroom**

Wash hand basin and low-level WC. Heated towel rail, vinyl flooring and double-glazed obscured window to the front.

### **Lounge**

Wood burner, radiator, carpet and double-glazed window to the rear.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work top over, sink with mixer tap, integrated eye-level double oven and an induction hob with extractor fan over. Integrated dishwasher and space for a fridge/freezer. Karndean flooring, radiator and double-glazed window to the front. Double-glazed door to the side. Radiator and space for a dining table and chairs. Double doors to the lounge. Double-glazed double-doors leading into the conservatory.

### **Conservatory**

Of Upvc construction with a thermal insulated roof and double-glazed windows to the rear and side. Double-glazed doors leading out to the garden and double-glazed door to the side.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard housing the boiler and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Two**

Radiator, carpet and double-glazed window to the rear.

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Bathroom**

Wash hand basin with mixer tap with storage under, low-level WC with integrated flush and a bath with a shower screen and shower over. Karndean flooring, heated towel rail and double-glazed obscured window to the side.





### **Outside Garage**

Garage with up & over door, power, window to the side and door to the side.

### **Front Garden**

Mainly laid to lawn with a flower and shrub border, a driveway and path leading to the front door.

### **Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with flower and shrub borders. A patio area and a decked area. Access to the garage.



***view this property online*** [brownandmerry.co.uk/Property/NPL108162](http://brownandmerry.co.uk/Property/NPL108162)



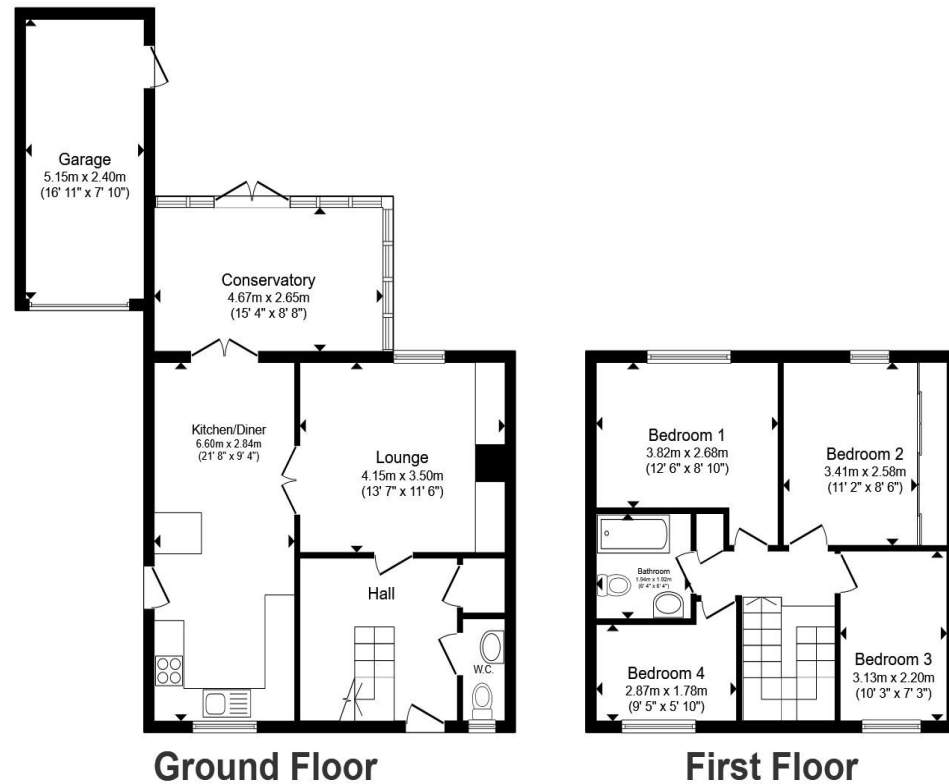
welcome to

## Sunridge Close, Newport Pagnell

- FOUR-BEDROOM DETACHED
- CUL-DE-SAC LOCATION
- CONSERVATORY
- FAMILY BATHROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£535,000**



Total floor area 119.5 m<sup>2</sup> (1,286 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)



**view this property online** [brownandmerry.co.uk/Property/NPL108162](http://brownandmerry.co.uk/Property/NPL108162)



Property Ref:  
NPL108162 - 0005

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](http://brownandmerry.co.uk)