



**Carlton Close, Newport Pagnell, MK16 9AX**

**welcome to**

## **Carlton Close, Newport Pagnell**

Brown & Merry are delighted to introduce this charming three-bedroom semi-detached home offered with NO ONWARD CHAIN, perfectly positioned on one of Newport Pagnell's most sought-after streets where properties rarely come to market. Offering excellent potential to modernise and personalise.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, under stairs storage and radiator. Double-glazed window to the front.

### **Lounge**

Feature Fireplace, TV point, carpet, radiator and double-glazed window to the front.

### **Dining Room**

Carpet and radiator. Single-glazed window and single-glazed door to the conservatory.

### **Kitchen**

Partially tiled, fitted kitchen, with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the side and double-glazed window to the rear. Double-glazed door to the conservatory.

### **Conservatory**

Of Upvc construction with double-glazed windows to the side and rear. Tiled flooring and double-glazed Patio doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, loft access and double-glazed window to the side. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

Bulkhead, radiator, carpet and double-glazed window to the front.

### **Bathroom**

Fully tiled with a pedestal wash hand basin, low-level WC and a bath. Heated towel rail and double-glazed obscured window to the rear.

### **Outside Garage**

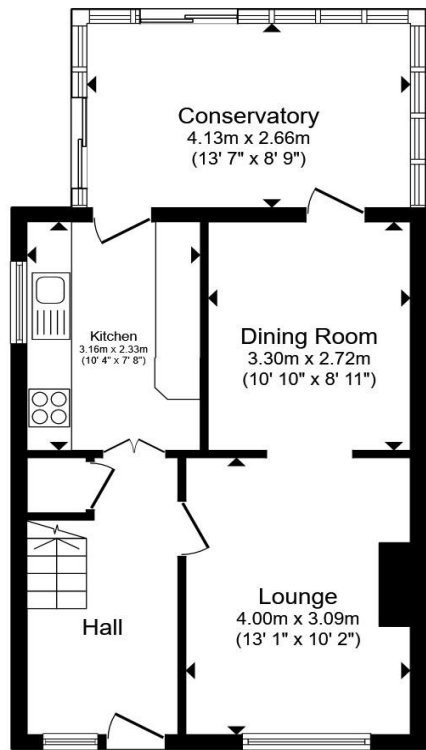
Garage with up & over door.

### **Front Garden**

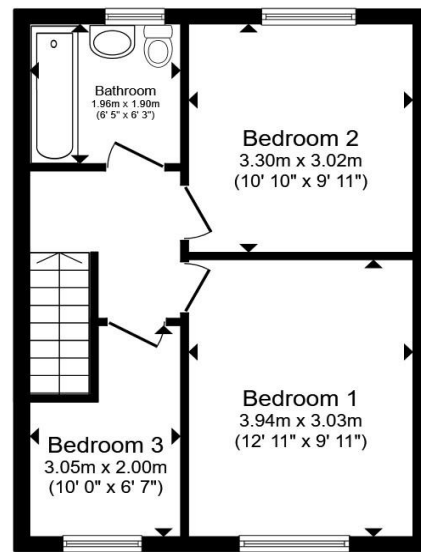
Laid to lawn with a driveway and a path leading to the front door.

### **Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with a patio area, greenhouse and gated access to the street.



**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (954 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**  
**Carlton Close,**  
**Newport Pagnell**

- NO ONWARD CHAIN
- DESIRABLE LOCATION
- CUL-DE-SAC
- DRIVEWAY AND GARAGE
- CONSERVATORY

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

offers over  
**£325,000**



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brown & merry



**01908 611242**



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



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



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