



**Broad Street, Newport Pagnell, MK16 0AN**

**welcome to**

## **Broad Street, Newport Pagnell**

Situated in the heart of Newport Pagnell, this well-presented THREE-bedroom, MID-TERRACE home is located on the ever-popular Broad Street, offering convenient access to local amenities, schools, and transport links.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and door to the dining area.

### **Lounge/Diner**

Double-glazed bay window to the front, feature fireplace, TV point and 2 radiators. Double-glazed window to the rear and door to the kitchen.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, eye-level electric oven and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Under stairs storage cupboard and double-glazed window to the side.

### **Cloakroom**

Partially tiled with a wash hand basin with mixer tap set in a vanity unit and a low-level WC with integrated flush.

### **Sunroom**

Radiator and double-glazed double doors leading out to the garden.

### **Utility Room**

Built of brick and Upvc construction with double-glazed windows to the side and rear, space for a washing machine and door to the front.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Doors to bedrooms two and three plus the family bathroom.

### **Bedroom Two**

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Bathroom**

Partially tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC with integrated flush and a bath with a shower over. Heated towel rail, radiator and double-glazed window to the rear.

### **Second Floor Landing**

Stairs from the first floor and door to the bedroom.

### **Bedroom One**

Radiator and double-glazed window to the rear. Door to the en-suite.

### **En-Suite**

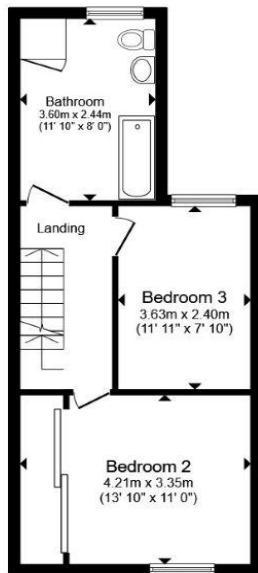
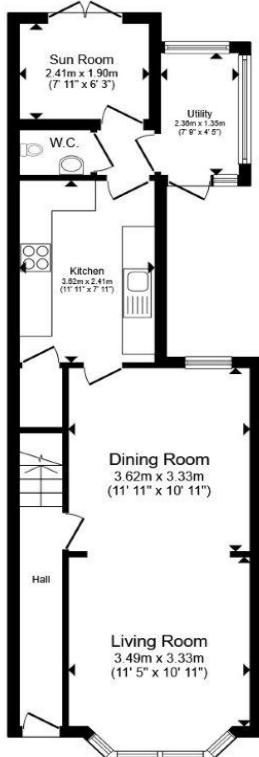
Partially tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed velux style window to the front.

### **Outside Front Garden**

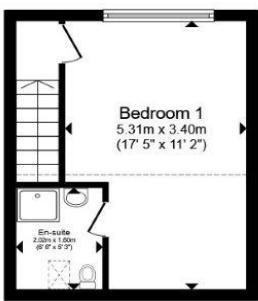
Enclosed by a small brick wall the garden is laid with bark and steps leading to the front door.

### **Rear Garden**

Enclosed by panel fencing the garden is half laid with gravel and half laid with bark, some shrubs and a shed.

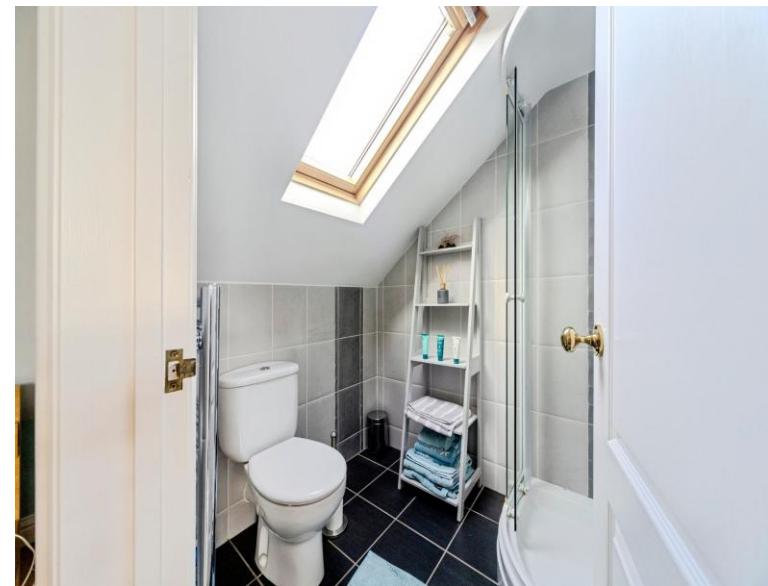


**Second Floor**



**Total floor area 113.5 m<sup>2</sup> (1,222 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  
**Broad Street,  
Newport Pagnell**

- THREE-BEDROOM MID-TERRACE
- SPACIOUS LIVING ACCOMMODATION
- WELL-PROPORTIONED BEDROOMS
- CLOSE TO THE TOWN CENTRE
- GOOD SCHOOL CATCHMENTS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£375,000**



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Property Ref:  
NPL107981 - 0004

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