



Meadow View, Potterspur, NN12 7PH



**33 Meadow View
Potterspur
Northamptonshire
NN12 7PH**

Offers In Excess Of £399,000

A very well presented and extended four bedroom detached house which has had many improvements and benefits from a detached studio in the rear garden and extensive parking.

The property has been extended to the front, side & rear with the accommodation set on two floors comprising; a porch, hall, large extended lounge, dining room and a fabulous open plan kitchen/family room. On the first floor there are four bedrooms, the master bedroom with an en-suite shower room plus a family bathroom. The property has parking for several vehicles and good sized front and rear gardens. It has a detached brick built studio in the rear garden which may suit as an occasional annexe or home office.

Potterspur is a popular village with a highly regarded junior school, local store and pubs. Just a short drive from Stony Stratford with extensive facilities and approximately 10 minutes to from Central Milton Keynes with its mainline railway station and large shopping centre.

- Extended Detached House
- Many Quality Improvements
- Large Open Plan Kitchen/ Family Room
- Large Extended Living Room
- Separate Dining Room
- 4 Bedrooms
- Master Bedroom with En-suite
- DETACHED STUDIO
- Parking for Several Cars
- Cul-de-sac Location





Ground Floor

The entrance porch offers plenty of space for coats, boots etc. and has a fitted cupboard. Door to the hall.

The hall has engineered oak flooring which extends through to the kitchen/ family room & dining room, and matching oak architrave and skirting. Stairs to the first floor.

The cloak/utility room has base level units with worktops, a sink and cupboard housing for a washing machine. W.C. with a concealed cistern. Window to the rear.

The large lounge has been extended to the front and has a brick chimney breast with a feature gas fire and two windows to the front aspect.

The separate dining room has French doors opening onto the rear garden.

Without doubt, the heart of this home is the large open plan kitchen/dining/family room. The kitchen area is fitted in a modern range of units to floor and wall levels with additional larder units. A large central island has further storage cupboards and a breakfast bar. All the worktops are in Quartz and integrated appliances include a wide induction hob, two full size ovens, larder fridge, larder freezer, and a dishwasher. The family area is located in the open plan conservatory of UPVC double glaze construction with a glass roof, French doors to the rear and a further door to the side.

First Floor

The landing has a window to the side, access to the loft and doors to all rooms.

The master bedroom is a large double room with a dual aspect - windows to both front and rear. It has an en-suite shower room with a white suite comprising W.C., wash basin set in vanity unit, and shower cubicle. Window to the rear.

Bedroom 2 is a double bedroom located to the rear.

Bedrooms 3 and 4 are good size single bedrooms located to the front.

The family bathroom has a white suite comprising W.C., wash basin, and a bath with a Mira Platinum digital shower over. Tiled walls and a window to the rear.

Outside

The large frontage has an area of lawn, and a block paved driveway providing off-road parking for around five cars. Gated access leads to the rear garden.

The rear garden has a paved patio and pathways and is laid to lawn with stocked beds. It is enclosed by fencing.

Studio

The brick built detached studio, located in the rear garden, was formerly a single garage and is currently used as a studio. It has been insulated, lined, plastered and decorated. It would make an ideal occasional annexe, home office, or playroom. It is divided into two areas, the first with a single kitchen unit, sink and W.C., and the second room which may suit as an office or an occasional bedroom. Two windows.

Heating

The property has gas to radiator central heating. In addition the kitchen has electric underfloor heating.

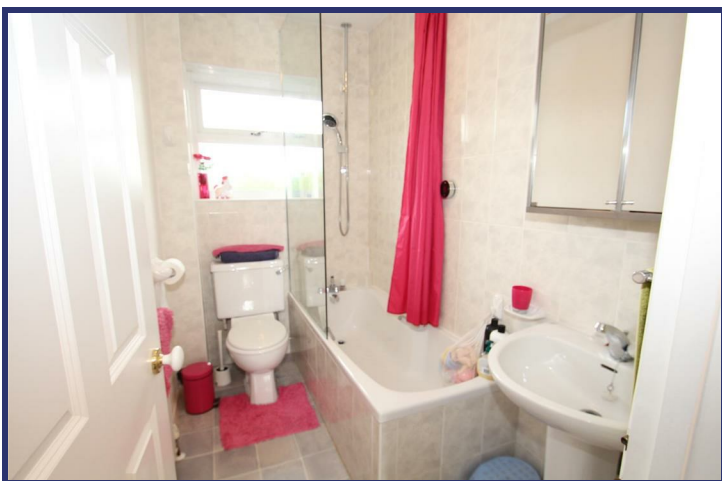
Location - Potterspur

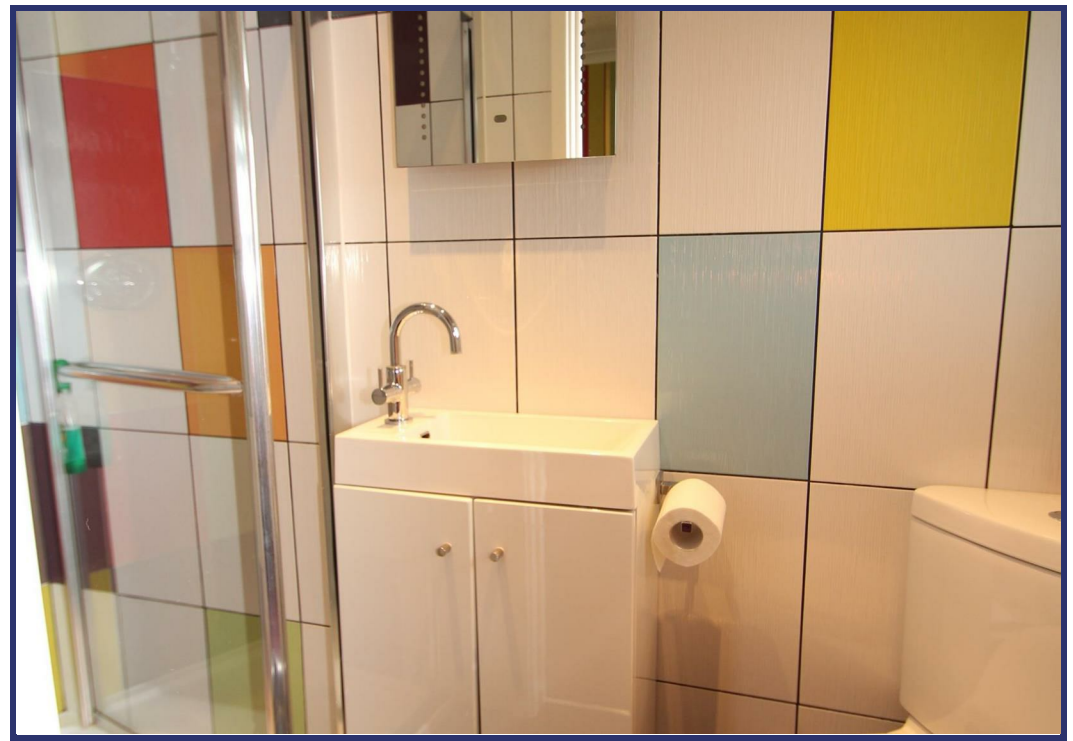
Potterspur is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links 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.

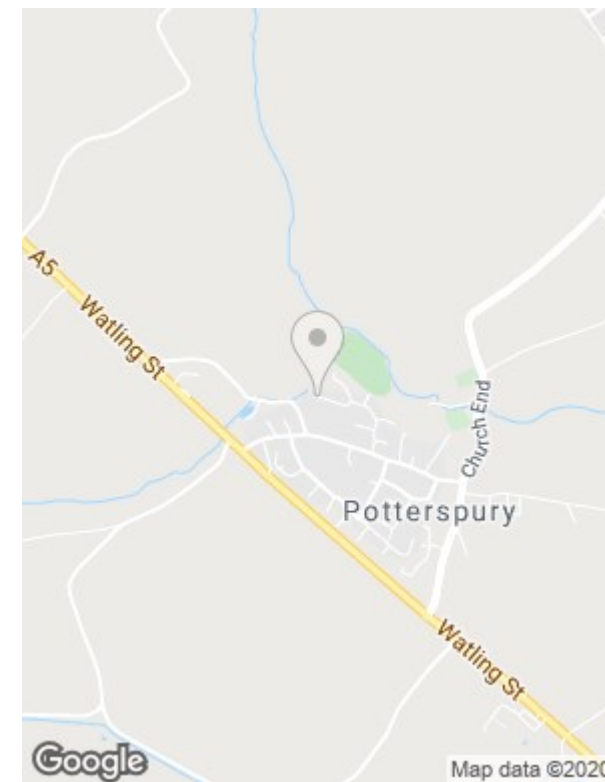
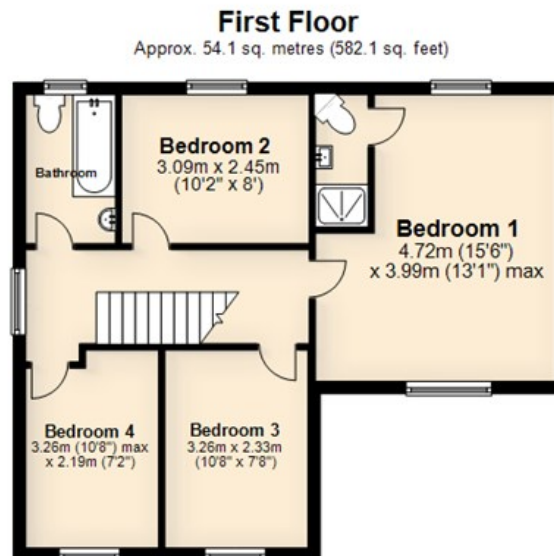
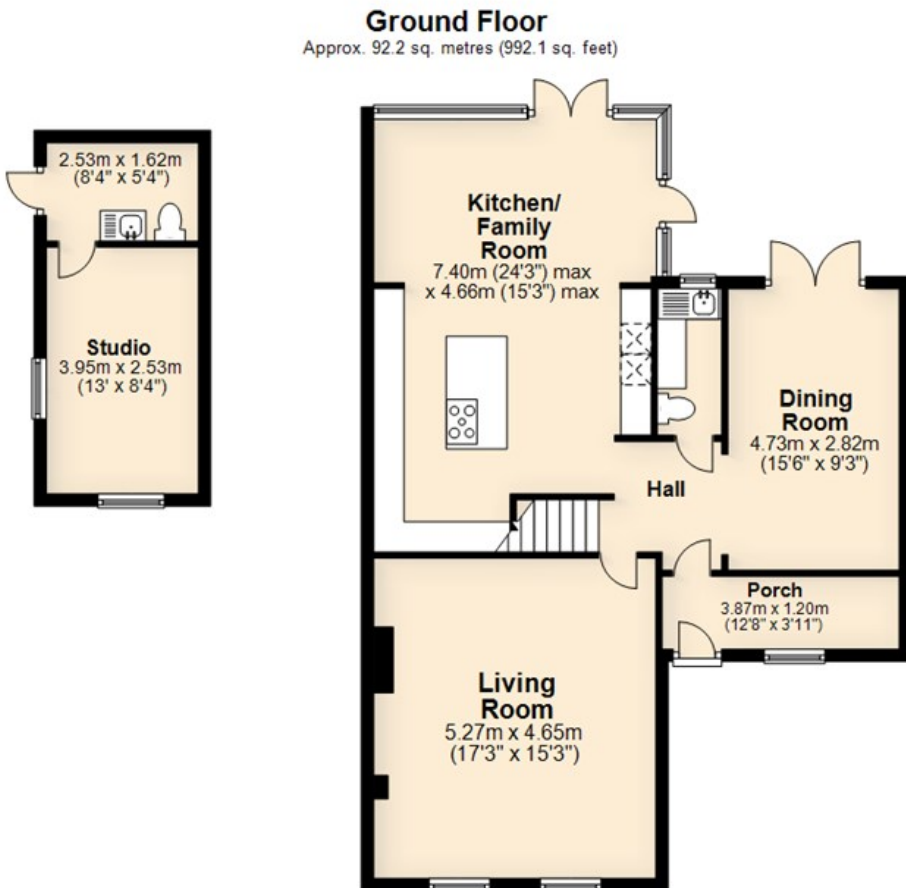
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	74
EU 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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.