



Friary Gardens, Newport Pagnell, MK16 0JZ

welcome to

Friary Gardens, Newport Pagnell

Situated in the highly desirable and quiet CUL-DE SAC of Friary Gardens, this well-presented FOUR-bedroom SEMI-DETACHED property offers generous living space, modern comforts, and an ideal setting for family life.

Entrance Hall

Double-glazed door to the front and double-glazed window to the side. Doors to bedroom one and the lounge.

Bedroom One

Built-in storage, radiator, laminate flooring and double-glazed window to the front. Doors to the utility room and kitchen.

Utility Room

Fitted with a mix of wall and base units with work top over. Space for a washing machine and additional white goods. Double-glazed window to the rear.

Kitchen

Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric eye-level double oven and a gas hob with an extractor fan over. Space for a dishwasher and an under-counter fridge. Double-glazed door to the conservatory.

Conservatory

Upvc and brick construction with double-glazed windows to the rear and side. Tiled flooring, double-glazed door to the kitchen and a double-glazed door to the lounge. Double-glazed doors leading out to the garden.

Lounge

Single-glazed door from the porch, radiator, carpet and double-glazed window to the front. Stairs to the first floor and double-glazed door to the conservatory.

First Floor Landing

Stairs from the ground floor and doors to the remaining bedrooms and the family bathroom.

Bedroom Two

Radiator, laminate flooring and double-glazed window to the front.

Bedroom Three

Radiator, laminate flooring and double-glazed window to the rear

Bedroom Four

Wall units and shelving, radiator, laminate flooring and double-glazed window to the front.

Shower Room

Tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed obscured window to the rear.





Outside
Front Garden

Mainly laid to lawn with a paved driveway providing off-road parking.

Rear Garden

Enclosed by fencing with gated side access the garden is mainly laid to lawn with shrub borders and a small patio area.



view this property online brownandmerry.co.uk/Property/NPL108063



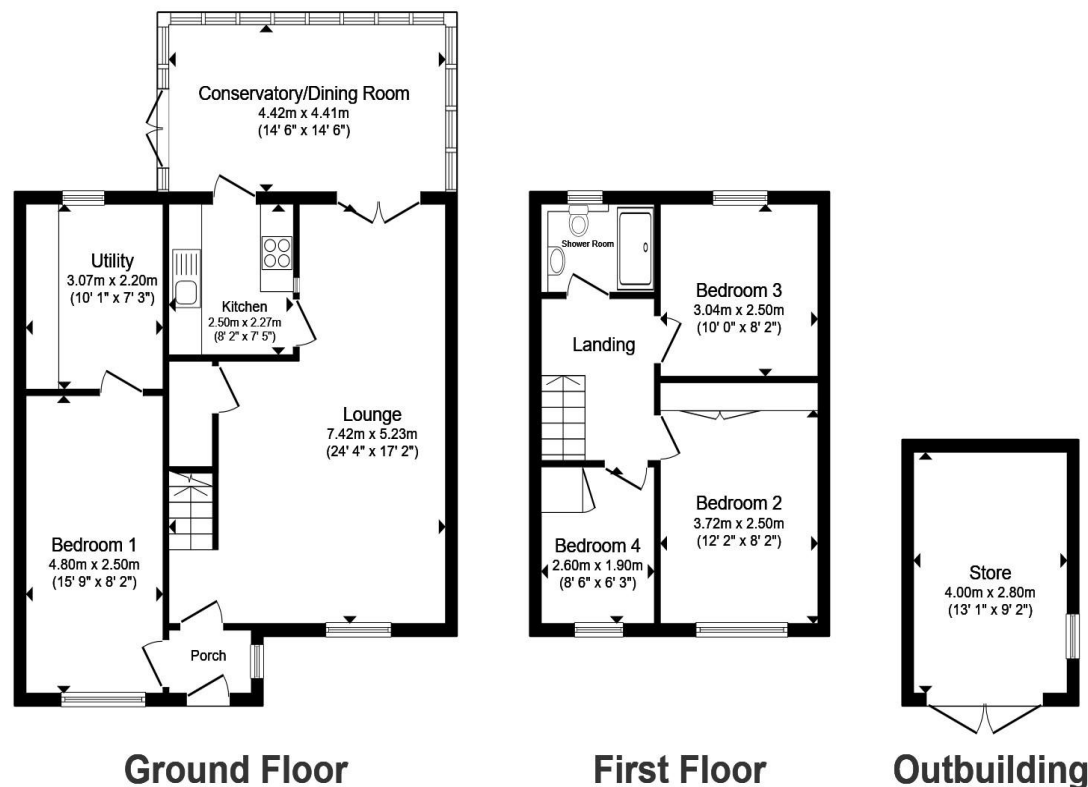
welcome to

Friary Gardens, Newport Pagnell

- FOUR-BEDROOM SEMI-DETACHED
- BRIGHT & AIRY LOUNGE
- KITCHEN/DINER
- SPACIOUS CONSERVATORY
- PRIVATE REAR GARDEN

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

offers over
£435,000



Total floor area 119.1 m² (1,283 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



view this property online brownandmerry.co.uk/Property/NPL108063



Property Ref:
NPL108063 - 0007

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



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



brownandmerry.co.uk