



Queens Avenue, Newport Pagnell, MK16 8EU

welcome to

Queens Avenue, Newport Pagnell

Situated in a highly sought-after residential location on Queens Avenue, Newport Pagnell, this beautifully presented THREE-bedroom detached NEW-BUILD home offers the perfect blend of contemporary design, energy efficiency, and modern family living.

Kitchen / Living Area

Kitchen Area: Double-glazed door to the front, stairs to the first floor and door to the cloakroom. Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated eye-level electric oven and electric hob with extractor fan over. Integrated dishwasher and fridge/freezer. Island with breakfast bar and double/glazed window to the front

Living area: Under floor heating, under stairs storage cupboard and double-glazed bi-folding doors to the garden.

Cloakroom

Wall mounted wash hand basin and low-level WC. Double-glazed obscured window to the front.

First Floor Landing

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

Bedroom One

Radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Shower Room

Partially tiled with a wash hand basin set in a vanity unit, low-level WC with integrated flush and a walk-in shower cubicle with rainfall shower head and fixed screen. Heated towel rail, extractor fan and double-glazed obscured window to the front.





Outside Front Garden

Block paved driveway providing off-road parking and a raised gravel bed to the side.

Rear Garden

Spacious rear garden which is mainly laid to lawn with a patio area and some mature shrubs. Over looks an open field to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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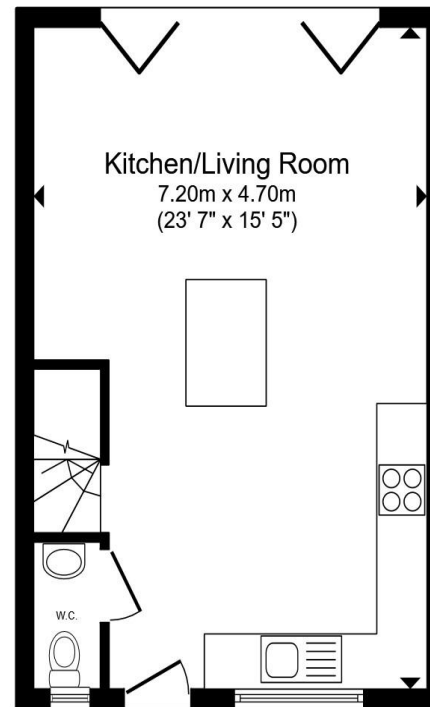
Queens Avenue, Newport Pagnell

- BRAND NEW THREE-BEDROOM DETACHED
- OPEN PLAN KITCHEN/LIVING AREA
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY PARKING
- EXCELLENT ACCESS TO LOCAL SCHOOLS & AMENITIES

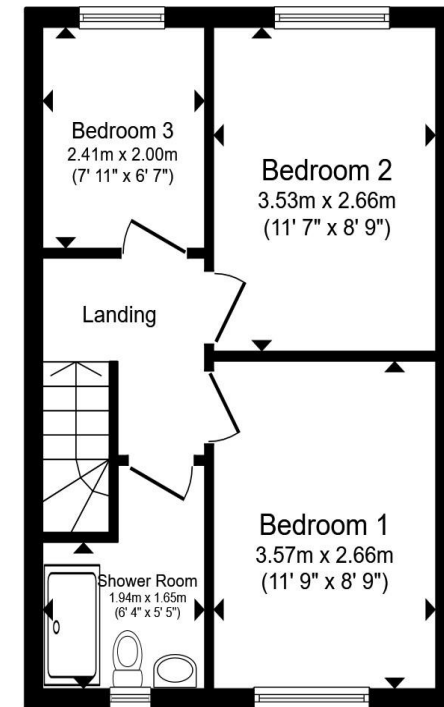
Tenure: Freehold EPC Rating: B

Council Tax Band: B

£400,000



Ground Floor



First Floor

Total floor area 67.7 m² (728 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



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Property Ref:
NPL108284 - 0002

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