



Carters Close, Sherington, MK16 9NW

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51 Carters Close  
Sherington  
Buckinghamshire  
MK16 9NW

**Offers Over £450,000**

We are pleased to offer for sale this four bedroom detached property occupying a good size plot with ample off-road car parking. The property benefits from an extension to one side and is offered with no upward chain.

The accommodation comprises: Entrance hall, WC, Study, Lounge, Kitchen/breakfast room and Conservatory with additional accommodation on the ground floor having potential annex usage and currently providing a bedroom and bathroom/utility room.

On the first floor there are four bedrooms (three of which are doubles ) with the main bedroom benefitting from a small en suite shower room. There are also two separate bathrooms.

Externally there is ample off-road car parking whilst the private rear garden is enclosed and has been paved to offer a low maintenance facility though laying to lawn is quite feasible





#### Ground Floor

The accommodation more fully described comprises:

Entrance hall entered via UPVC double glazed door. Lino flooring. Storage cupboard. Doors off to the Sitting room, Office, WC and to the ground floor extension currently providing an additional bedroom with a bathroom.

The sitting room is a well proportioned rectangular shape with a brick built fireplace inset to which is a gas fired Stove with wooden mantle over. Double opening French style doors leading to the conservatory and bi-folding doors leading to the kitchen breakfast room.

The conservatory has a double glazed window to the rear elevation. Tiled flooring. Wall mounted radiator. Ceiling and wall lights. The conservatory is used as a formal dining room and has double glazed "French" doors to the rear gardens.

The kitchen is fitted with a range of base and eye level units and may benefit from some upgrading. There are extensive worksurfaces and base and eyelevel cupboards. Freestanding electric oven with gas hob. Space and plumbing for a dishwasher and for an upright fridge/freezer. Tiling to splash areas. Double glazed window to the front elevation. Ceiling lights. Radiator.

Bedroom 5/Annex is a good size double bedroom with a double glazed window to the front elevation. Coat hanging area. Radiator. Laminated wooden flooring. Door to bathroom. The bathroom has a suite of bath, wash hand basin and plumbing for a washing machine. Single glazed window to the rear elevation. Ceiling light. Door to:

Study, (previously used as a gym), and has a double glazed door and window with aspects over the rear garden. Ceiling light. Radiator.

#### First Floor

First floor landing. Loft access. Ceiling light. Built-in wardrobe and storage cupboard. Doors leading to all bedrooms and both bathrooms.

Bedroom One looks out to the rear of the property and is a good size double bedroom with a built-in double wardrobe. Space for additional bedroom furniture. Radiator, double glazed dormer window to the rear elevation. Door to:

En suite shower room which comprises low-level WC, pedestal wash hand basin and walk-in shower cubicle with Triton electric shower and extractor fan. Ceiling downlighter. Tiled splash backs. Opaque double glazed window to the side elevation.

Bedroom Two looks out to the front of the property and has a deep silled double glazed window with a radiator under. This is a good size double bedroom with a built-in double wardrobe and space for additional furniture. Ceiling light.

Bedroom Three also looks out onto the front of the property and is a double bedroom with a double glazed window to the front elevation and radiator under. Space for free standing wardrobes. Opaque double glazed window to the front. Ceiling light. Smoke alarm.

Bedroom Four is a single bedroom with a deep sealed double glazed window to the rear elevation with radiator under. Ceiling light.

Bathroom One is fitted with a three-piece white suite comprising low-level WC, pedestal wash hand basin, and corner bath with shower attachment. Tiling to splashback areas. Opaque double glazed window to rear elevation. Ceiling light. It is adjacent to bedroom four and is the slightly bigger one with the p shaped bath and mixer shower taps

Bathroom Two ( to the right at the top of the stairs) is fitted with a three piece suite comprising, low level w.c, pedestal wash hand basin and panelled bath.

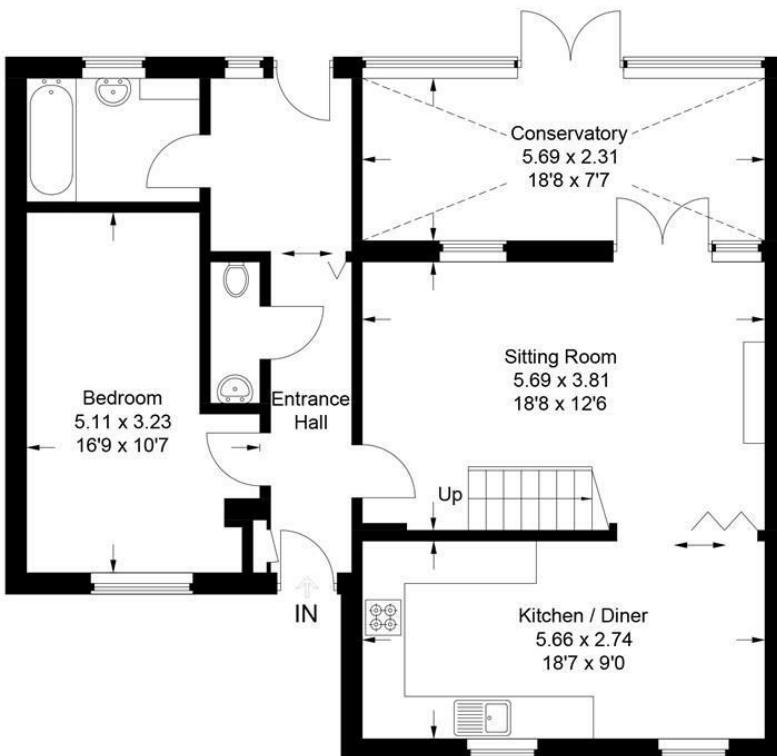
#### Outside

The front garden is predominantly block paved providing ample off-road car parking. There is a gravelled area nearest to the front of the house with the side gardens having been landscaped though could offer further parking for additional vehicles. The rear garden is enclosed by brick walling and timber panel fencing and is landscaped to offer a low maintenance facility There is a pedestrian wooden gate to the right-hand side of the property providing access to the rear gardens. Exterior lighting.





Approximate Gross Internal Area  
 Ground Floor = 87 sq m / 936 sq ft  
 First Floor = 69.3 sq m / 746 sq ft  
 Total = 156.3 sq m / 1,682 sq ft

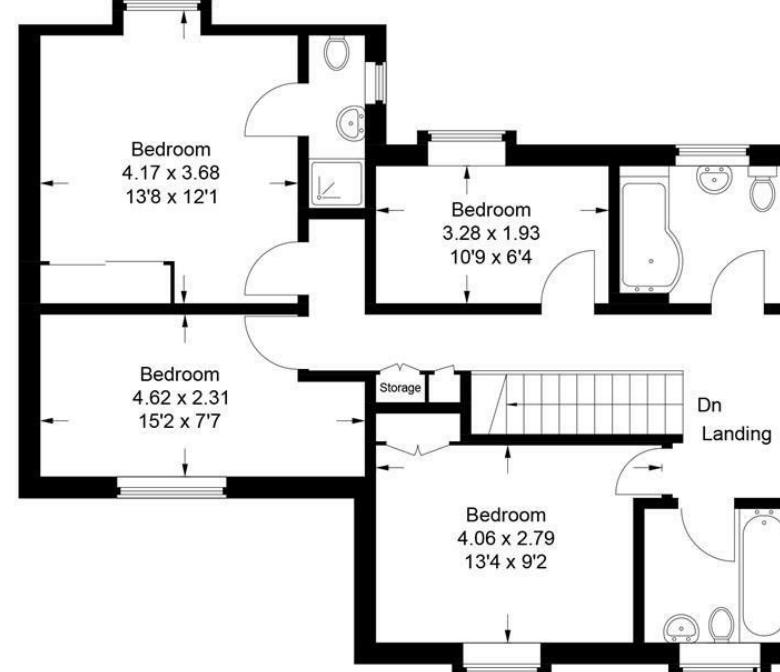


## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## First Floor



## Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			