





#### ENTRANCE HALL

As we enter this substantial family home we have an entrance lobby perfect for removing coats and shoes. There is a UPVC front door. A further door leads to the entrance hall which contains doors leading to the living room, kitchen and cloakroom. Stairs rise to the first floor.

#### LIVING ROOM

The living room is a spacious reception room with a feature log burning stove. There is a large window to the front aspect and glass doors lead through to the dining room.

#### DINING ROOM

The dining room is a very large entertaining space with a window to the side aspect and sliding patio doors, both opening onto the garden.

#### KITCHEN

The kitchen is a very good size square room with an integral door leading to the garage. There is ample space for a breakfast table and chairs. The kitchen is fitted with an excellent range of base and eye level units with wooden cupboards and drawers. There is a one and a half bowl sink and drainer unit, space for an oven and plumbing for a dishwasher. There is a tiled splashback and a window looking over the garden. Quarry tile flooring.

#### CLOAKROOM

The downstairs cloakroom comprises; low level WC and the pedestal wash basin with tiled splashback.

#### LANDING

The first floor landing has doors leading to four bedrooms as well as the family bathroom. There is a window to the front aspect and a double width airing cupboard. Stairs rise to the second floor.

#### MASTER BEDROOM

Bedroom one is a generous double bedroom with a window to the front aspect and space for wardrobes. There is wooden flooring and an archway leading to the dressing room.

#### DRESSING ROOM

The dressing room is an excellent use of space and provides an area for large fitted wardrobes and a dressing table. There is a window to the rear aspect looking over the garden.

#### BEDROOM TWO

Bedroom two is a very generous and bright dual aspect double bedroom benefitting from full length fitted wardrobes. There are windows to the front and rear aspect. Wooden laminate flooring. Door leading to the ensuite.



#### EN SUITE

The en-suite is made up of a three piece suite including; panelled bath with shower over, low level WC and the wash basin with mixer taps and medicine cabinet behind. The walls and floor are fully tiled and there is a frosted window to the rear aspect.

#### BEDROOM THREE

The third bedroom is a generous double bedroom with a large window looking over the garden, space for wardrobes.

#### BEDROOM FOUR

The fourth bedroom is a good size single bedroom split into two parts, there is a fitted wardrobe and there are two windows to the rear aspect. This room is currently being used as a dressing room.

#### BEDROOM FIVE

Bedroom five is a large double bedroom occupying the entirety of the second floor therefore being a large room with three skylights to the rear aspect.

#### FAMILY BATHROOM

The family bathroom is well fitted comprising a three piece suite including; paneled bath with shower over and tiled walls, low level WC and wash basin with chrome mixer taps and cupboards under. The walls are half tiled and there is a wall mounted medicine cabinet. Frosted window to the rear aspect.

#### ANNEXE GROUND FLOOR

The detached Annex is a real bonus of this family home. The ground floor offers a large reception room with window looking over the garden. There is potential to create a kitchen as there is plumbing space for appliances and oven. Laminate flooring. There is a bathroom which comprises a panelled bath low level WC and wash basin with chrome mixer tap. Stairs lead to the first floor.

#### ANNEXE FIRST FLOOR

The first floor of the annexe is a bright and airy space with four velux skylights. This room is perfect as an independent bedroom or alternatively an office or playroom.

#### DRIVEWAY

The driveway provides off-road parking for up to four vehicles and has brick walls to the borders.



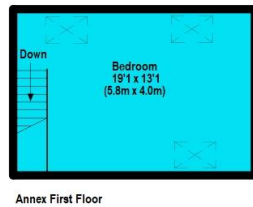
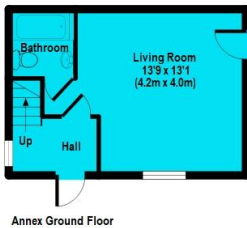
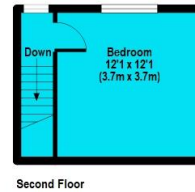
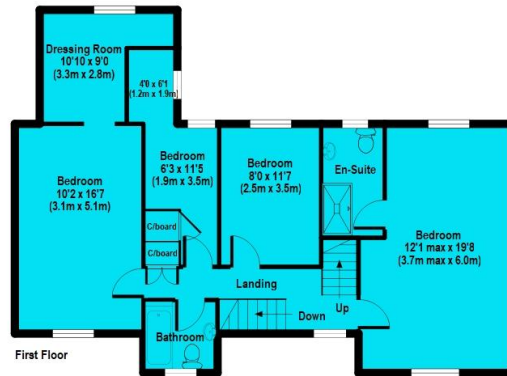
#### GARAGE

The integral double garage is a fantastic part of this spacious family home. There is a door leading into the kitchen, personal door leading into the garden and electric up and over doors. There is plumbing for a washing machine and space for further appliances if required. Power and lighting.

#### GARDEN

This substantial family home in a central location enjoys a fifth of an acre plot with generous gardens that are mainly laid to lawn and is fully enclosed with mature trees to the borders. A garden of this size is rare and an opportunity not to be missed. It is an ideal space for the growing family with plenty of room to run around.





APPROX GROSS INTERNAL FLOOR AREA: 2422 sq. ft / 225 sq. m

**Chapel Street**  
 FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
 The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.  
 © THE FLOOR PLAN PEOPLE - unauthorised reproduction prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

Pine View, Duck End, Great Brickhill,  
 Milton Keynes, Buckinghamshire,  
 MK17 9AP

www.finehomesproperty.co.uk  
 enquiries@finehomesproperty.co.uk  
 01525 261100

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Fine Homes Property Ltd will receive a referral fee paid by the provider for additional services. An average fee for each service would be as follows: Conveyancing services: £150+VAT | Mortgage services: £200+VAT | House removals: £50