





### ENTRANCE HALL

We enter this spacious family home into the entrance hall which features the original parquet flooring in excellent condition. Doors lead to the kitchen and living room while stairs rise to the first floor.

### KITCHEN

The kitchen has been reconfigured to provide extra space and a more convenient layout. The kitchen comprises a good range of base and wall mounted units with wooden cupboards and drawers. Inset into the white roll top work surface is the stainless-steel sink and drainer unit with mixer tap and the electric hob with tiled splashback. There is a fitted electric oven and space for a washing machine. At the end of the kitchen there is currently the large fridge freezer but if desired this could house a breakfast table. There is a window and a door opening into the garden and a modern open plan layout with the opening leading to the dining room. Ceramic tile flooring.

### DINING ROOM

The dining room is a perfect entertaining space able to house a four/six-person dining table and chairs. There is an opening to the play room/office and a door leading to the living room. Ceramic tile flooring.

### OFFICE AREA

This area leading on from the dining room is a versatile space that in the age of home working can be used as a private office space or alternatively can be utilised as a play area/sitting area. Sliding patio doors open out to the garden.

### LIVING ROOM

The lounge is an excellent size sitting room and reception room that is flooded with light by the large window to the front aspect. Doors lead to the entrance hall and dining room.

### LANDING

The landing has doors leading to all of the bedrooms and family bathroom. There is an airing cupboard housing the water cylinder. The upstairs of the property benefits from refitted carpets.



### BEDROOM ONE

Bedroom one is a spacious double bedroom with a large window facing the front aspect. There is ample space for wardrobes and a chest of drawers as well as there being a useful built in cupboard.

### BEDROOM TWO

Bedroom two is a further generous double bedroom with a large window looking over the garden. Ample space for further bedroom furniture and again benefitting from the built in storage cupboard.

### BEDROOM THREE

The third bedroom is a single bedroom that could also be used as a nursery or home office. Window to the front aspect. There are large full height built in wardrobes with double doors.

### FAMILY BATHROOM

The family bathroom has been refitted in a traditional style with a three piece suite including; panelled bath with shower over tiled walls and glass shower screen, low level WC and the pedestal wash basin with tiled splashback. There is a wall mounted chrome heated towel rail and a frosted window to the rear of the property. Newly laid tile effect flooring in a unique mosaic style design.

### GARDEN

The garden has been landscaped to create a wonderful outside area with a large patio directly out from the patio perfect for garden furniture and housing the BBQ. Several steps lead down to the generous lawn area. The garden is fully enclosed with fences and a brick wall at the end of the garden. There is side access to the front of the property as well as a good size garden shed with power and lighting.

### GARAGE AND PARKING

The property has the rare benefit of having a single garage with up and over door as well as driveway parking in front of the garage.



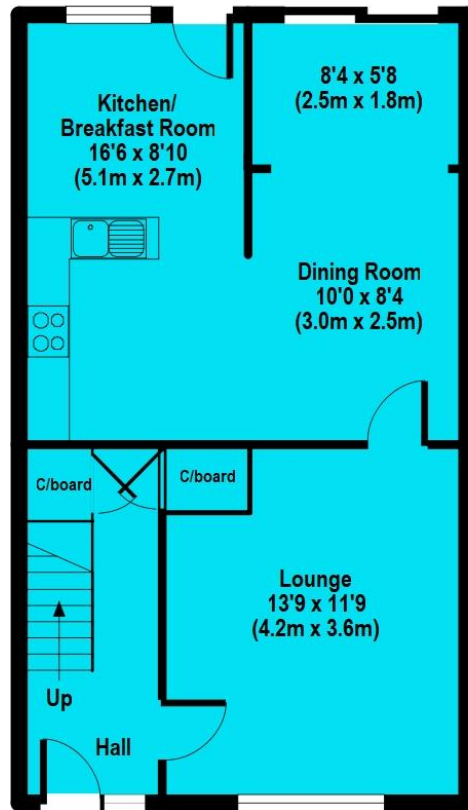
### LOCAL AREA

Stewkley is a beautiful Buckinghamshire village which enjoys the title of having the longest high street in England. While offering peace and tranquility that comes with village life, Stewkley also offers convenience being just four miles away from Leighton Buzzard and its train station as well as Milton Keynes and all of its amenities being a short drive away. Stewkley has an Ofsted rated good lower school with St Michaels as well as being catchment for the Aylesbury Grammar Schools.

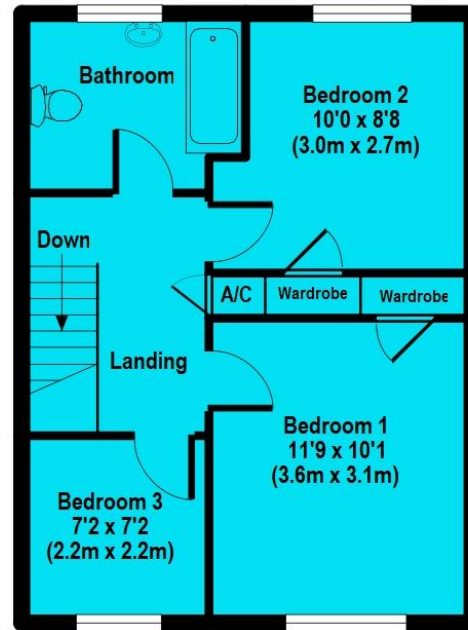
### GENERAL

There has been a new heating system installed which is LPG gas.





Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 931 sq. ft / 87 sq. m

**High Street South, Stewkley**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		