





## ENTRANCE HALL

We enter this well proportioned family home into the larger than average entrance hall. The quality of this modern property can be seen from the outset with the high specification light fittings and dark wood Karndean flooring. There are doors leading to the large open plan kitchen dining family room, living room, study and the cloakroom. Wraparound stairs lead to the first floor landing. There is a large useful under stairs storage cupboard.

## LIVING ROOM

The lounge is a good size yet cosy living space that has two windows to the front aspect, both have the benefit of fitted shutters. There is a feature electric fire and the current owners have tastefully wall mounted the television above this.

## KITCHEN

The very spacious open plan kitchen living area is certainly used as the hub of the house with the French doors opening out onto the patio making the garden a very useable outside room. The kitchen is beautifully fitted with an excellent range of base and wall mounted units with cupboards and drawers. The wall mounted cupboards have downlighters that illuminate the worksurface, inset into the worktop is a sink with steel tap, there is a window behind looking over the garden. All appliances are integrated including; oven, grill, hob, extractor and dishwasher. There is a large space for a dining table and chairs as well as creating a family room like the current owners have with a big sofa. There is a further window to the rear aspect looking over the garden. The floor is laid with modern large grey tiles that benefit from underfloor heating.

## STUDY

The study is a versatile room that is perfect as a home office for those working from home. The current owners use this room as a playroom and it could also be used as a further reception room. There is a large bay window enjoying an outlook over the quiet cul-de-sac.

## UTILITY ROOM

The utility room is well fitted with low level cupboards matching the kitchen. Inset into the work surface is a one and a half bowl stainless steel sink and drainer unit. Under the worksurface there is space for a washing machine and tumble drier. There is a very useful side door that leads out to the driveway. Wall mounted Worcester Bosch boiler. Large modern grey tiled flooring with underfloor heating.

## CLOAKROOM

The cloakroom is well fitted with a low-level WC and a wash basin with chrome mixer tap and storage cupboard under. The walls are tiled behind the sink and WC.

## LANDING

The first floor landing is a large well-proportioned square space with doors leading to all of the bedrooms as well as the family bathroom. There is an airing cupboard house in the water cylinder, and the loft hatch is above.

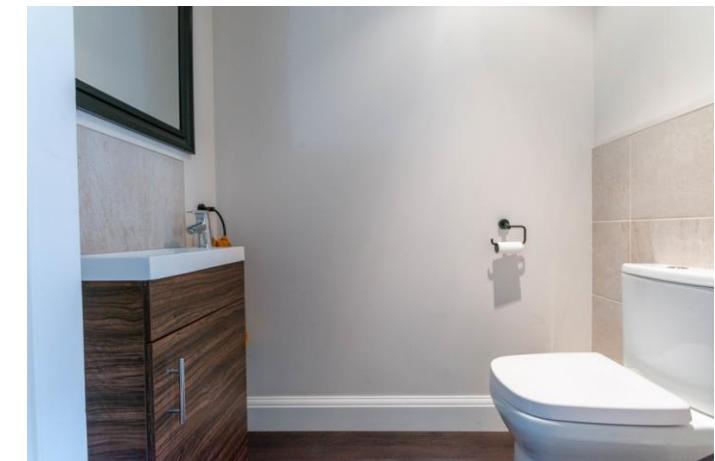
## MASTER BEDROOM

The master bedroom is a large and impressive bedroom that enjoys two windows to the front aspect that both have fitted shutters. The current owners have installed bespoke wardrobes to the length of one wall which provide fantastic storage. There is ample space for further bedroom furniture as required.



## ENSUITE

The ensuite is fitted to an equally high specification with a modern three-piece suite. There is a large fully tiled walk-in shower cubicle with glass screen, low-level WC and a wash basin with chrome mixer tap as well as cupboards under. There is a window to the side aspect, chrome heated towel rail and a wall mounted medicine cabinet with glass mirror doors. The walls are half tiled and the floor is tiled. There is a wall mounted shaver socket.







#### BEDROOM TWO

Bedroom two is a generous double bedroom that is flooded with light from the window to the rear aspect looking over the garden. There is further space for wardrobes and bedroom furniture.



#### BEDROOM THREE

The third bedroom is an equal double bedroom with space for wardrobes. There is a window to the rear aspect looking over the garden.

#### BEDROOM FOUR

Bedroom four is a fourth double bedroom that is currently being utilised as a walk-in wardrobe/dressing room. There is a window to the front aspect looking over Brookfields.

#### FAMILY BATHROOM

The family bathroom comprises a high specification four piece suite including, low level WC, wash basin with chrome mixer taps and cupboards under, panelled bath with handheld shower attachment and a fully tiled walk in shower cubicle. There is a window to the rear aspect as well as a wall mounted chrome heated towel rail. The walls are half tiled and the floor is tiled.



#### DRIVEWAY

As you approach Brookfields, the small development of sixteen houses we drive through the brick pillars onto the sweeping cul-de-sac which is nicely illuminated by low level lamps in front of the properties. There is a block paved driveway offering off road parking for two/three vehicles. There is an area laid to lawn in front of the house with an array of plants/shrubs. A path leads to the front door.

#### GARAGE

The garage has been part converted into the garden room. The garage has an up and over door to access the good size storage area. There is power and lighting.

#### GARDEN

The garden has been fully landscaped and is now mainly laid to lawn, an artificial grass lawn! There are three separate patio areas perfect for garden furniture to enjoy in the sun. The garden is fully enclosed and high evergreen trees have been planted in the raised bed at the back of the garden to provide total privacy. There is a gate leading to the driveway.

#### GARDEN ROOM

The garden room is a fantastic addition to this family home. Being insulated it is a useable space all year round. The current owners use this space as an office/gym area, it could also be used as a more traditional garden room or even a bar! There are spotlights in the ceiling and there is wood effect laminate flooring. French doors open out onto the patio.



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