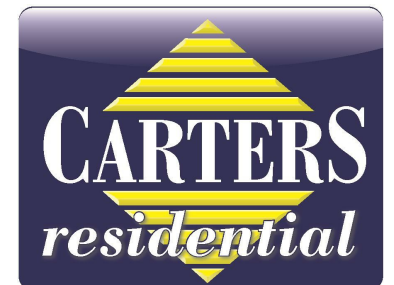




London Road, Newport Pagnell, MK16 0HA





17 London Road  
Newport Pagnell  
Buckinghamshire  
MK16 0HA

## Offers Over £435,000

**A stunning & deceptively spacious end of terrace period property with a modern twist, with large open plan living spaces, 3 bedrooms & 2 bath/shower rooms - one en-suite.**

The property is beautifully presented, offering a stylish blend of character charm and modern contemporary design with large open plan living spaces. The current owners have carried out extensive improvements to the property making for the the fabulous home on offer today.

The accommodation is set over three floors and comprises a large open plan living/dining room, a large open plan kitchen/family/dining room and a refitted ground floor bathroom. On the first floor there are two good size bedrooms and a large refitted shower room. On the second floor an attic conversion has provided a large master bedroom. Outside the property has an enclosed courtyard style garden and off-road parking for two cars - one to the front & one to the rear under a carport.

It is located on the edge of town, a comfortable walking distance of the town centre and popular schools including Ousedale secondary School, and a short walk to the swimming pool & gym, and grocery stores.

- Stunning Period Home
- Beautifully Presented
- Large Open Plan Living/ Dining Room
- Large Kitchen/ Dining/ Family Room
- 2 Refitted Bath/ Shower Rooms
- 3 Good Size Bedrooms
- Courtyard Style Garden
- Off Road Parking For 2 Cars
- Located on the Edge of Town







### Ground Floor

The front door opens into the large open plan living room although the current owners use the side door as the main entrance.

The large open plan living/dining room has two chimney breasts with feature fireplace recesses, a bay window to the front, wooden flooring, a cupboard housing the central heating boiler and the fire protection system and stairs to the first floor. A door lead to the rear hallway and kitchen.

The heart of this home is a large open plan kitchen/dining/family area. The rear hallway has access from the side door, doors the living room and bathroom and is open to the kitchen area. With a combination of modern and rustic styles the kitchen area has a range of floor and wall units with wooden worktops, an inset butler sink, breakfast bar and an integrated dishwasher. Space for a fridge/ freezer and other appliances. A feature brick fireplace has space for a range style cooker. There is plenty of space for a dining table. This area of the room has a part high vaulted ceiling. It is open to the family room which has glazing and French doors overlooking the rear garden and exposed brick walls. Tiled floor runs throughout. There is a small but useful utility area.

The spacious bathroom has a modern white suite comprising WC, wash basin set on a wooden stand and a freestanding double ended contemporary style bath with a wall mounted waterfall tap and shower attachment. Tiled floor and walls.

### First Floor

The landing has stairs to the second floor and doors lead to all rooms. A door on the landing gives the option of using the shower room and master bedroom as a private suite, or for the shower room to be used by bedrooms 2 & 3

Bedroom 2 is a large double bedroom located to the front with a bay window, chimney breast with a feature fireplace recess.

Bedroom 3 is located to the rear and has a chimney breast with a feature fireplace and window to the rear.

The large well appointed shower room has been refitted in recent times with a modern white suite comprising WC, vanity unit with two washbasins and a double sized walk in shower cubicle. Part tiled walls and tiled floor. Window to the rear

### Second Floor

Stairs rising to the master bedroom which has a part vaulted ceiling with two skylight windows to the front and a dormer to the rear with two windows.

### Outside

The property has an enclosed courtyard style rear garden which is laid with timber decking and has raised beds. The garden is enclosed by a combination of brick walls and fencing. To the far end of the garden that is a step up to a covered paved area which could serve as either a covered patio area Or an additional parking space.

### Parking

The property has parking for two cars. There is one gravelled parking space to the immediate front of the house. A second parking space is access via the shared driveway at the far end of the rear garden with double gates leading to a carport there. is a shared gravel area to the front of the property which is designed as a turning area.

### NOTES

The property has gas to radiator central heating.

It has a fire suppressant system with a mist spray system in the living room.

### Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

### Disclaimer

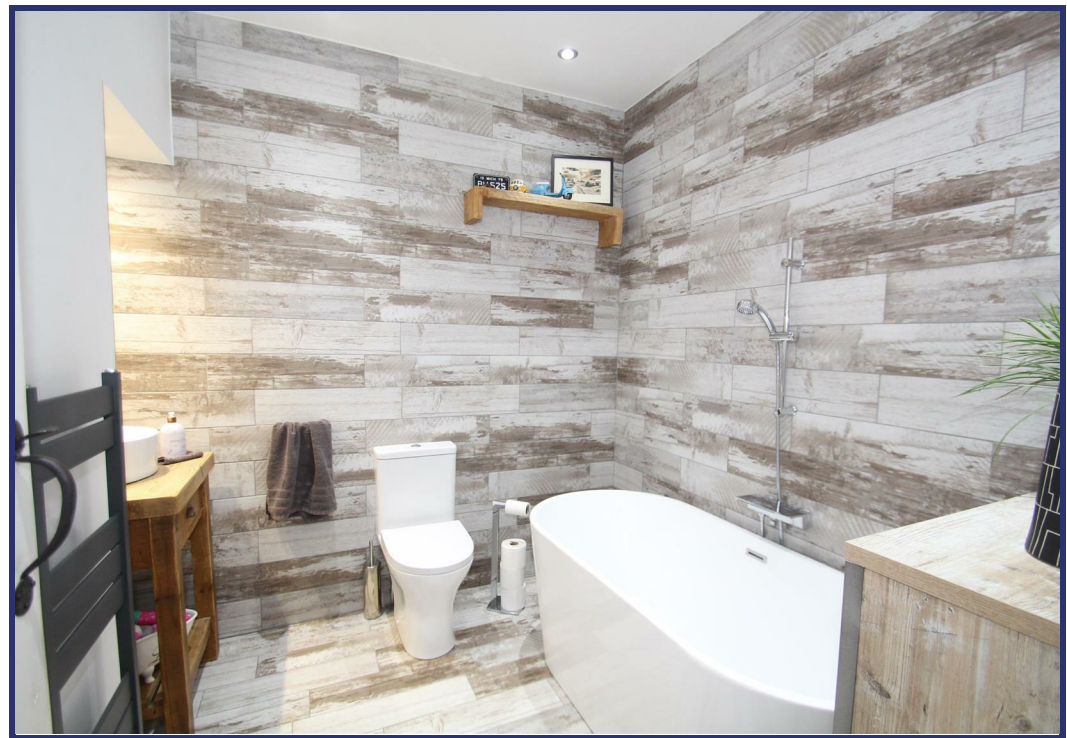
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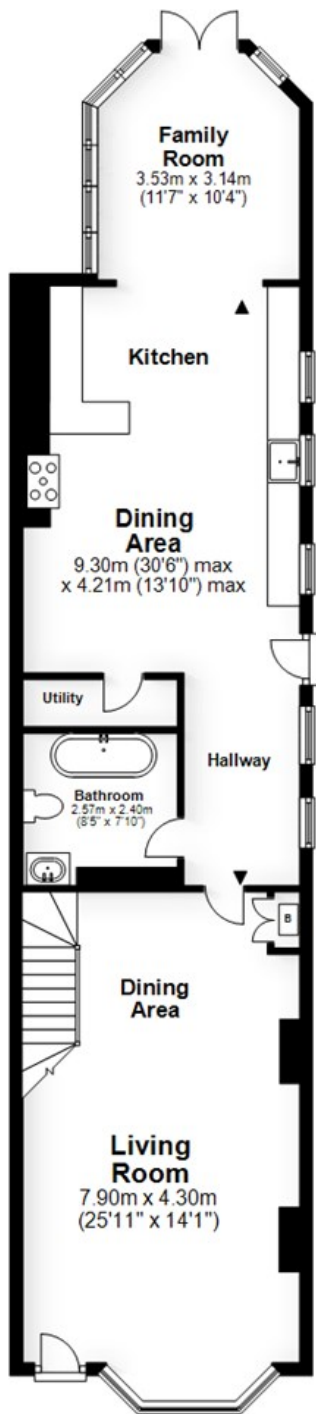




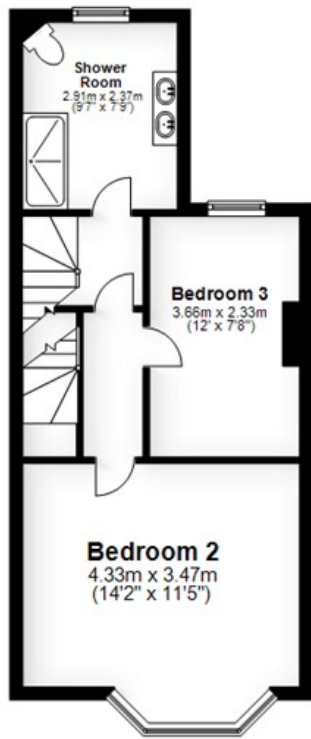




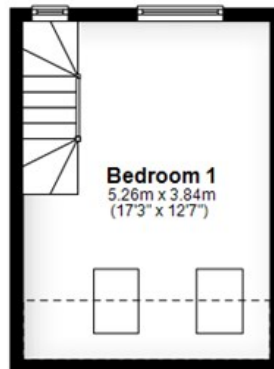
**Ground Floor**



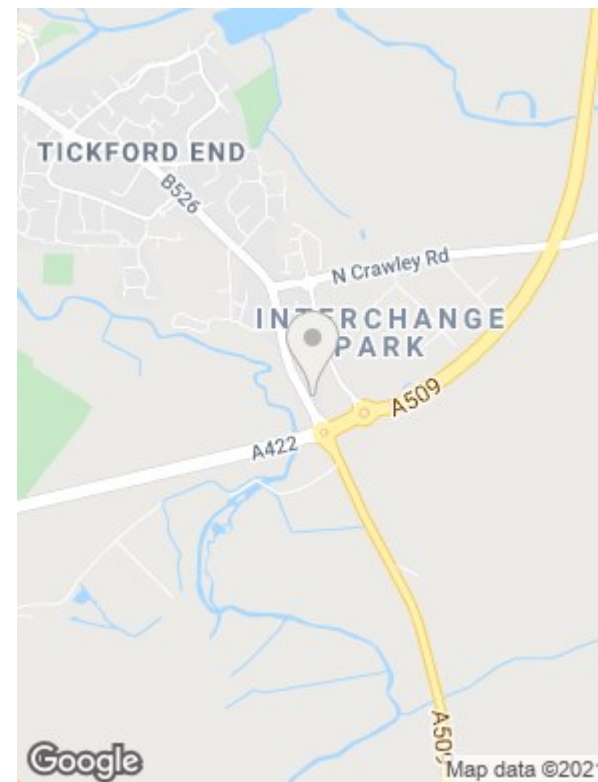
**First Floor**



**Second Floor**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	78
England & Wales		EU Directive 2002/91/EC	

