



**Friary Gardens, Newport Pagnell, MK16 0JZ**

**welcome to**

## **Friary Gardens, Newport Pagnell**

Situated in the highly desirable and quiet CUL-DE SAC of Friary Gardens, this well-presented FOUR-bedroom SEMI-DETACHED property offers generous living space, modern comforts, and an ideal setting for family life.

### **Entrance Hall**

Double-glazed door to the front and double-glazed window to the side. Doors to bedroom one and the lounge.

### **Bedroom Two**

Built-in storage, radiator, laminate flooring and double-glazed window to the front. Doors to the utility room and kitchen.

### **Utility Room**

Fitted with a mix of wall and base units with work top over. Space for a washing machine and additional white goods. Double-glazed window to the rear.

### **Kitchen**

Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric eye-level double oven and a gas hob with an extractor fan over. Space for a dishwasher and an under-counter fridge. Double-glazed door to the conservatory.

### **Conservatory**

Upvc and brick construction with double-glazed windows to the rear and side. Tiled flooring, double-glazed door to the kitchen and a double-glazed door to the lounge. Double-glazed doors leading out to the garden.

### **Lounge**

Single-glazed door from the porch, radiator, carpet and double-glazed window to the front. Stairs to the first floor and double-glazed door to the conservatory.

### **First Floor Landing**

Stairs from the ground floor and doors to the remaining bedrooms and the family bathroom.

### **Bedroom One**

Radiator, laminate flooring and double-glazed window to the front.

### **Bedroom Three**

Radiator, laminate flooring and double-glazed window to the rear

### **Bedroom Four**

Wall units and shelving, radiator, laminate flooring and double-glazed window to the front.

### **Shower Room**

Tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed obscured window to the rear.





### **Outside Front Garden**

Mainly laid to lawn with a paved driveway providing off-road parking.

### **Rear Garden**

Enclosed by fencing with gated side access the garden is mainly laid to lawn with shrub borders and a small patio area.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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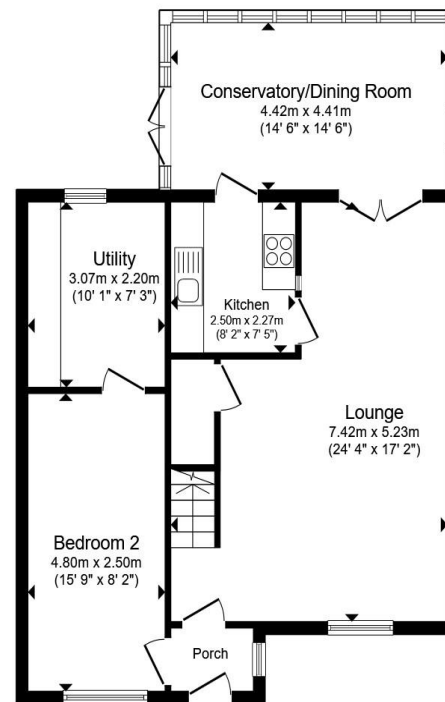
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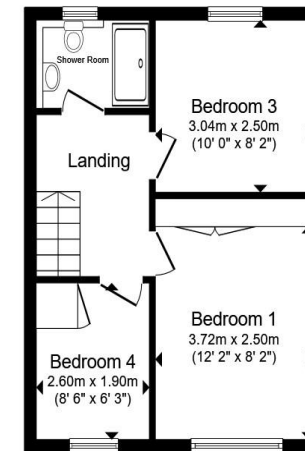
- FOUR-BEDROOM SEMI-DETACHED
- BRIGHT & AIRY LOUNGE
- KITCHEN/DINER
- SPACIOUS CONSERVATORY
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

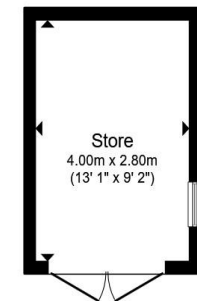
offers over  
**£415,000**



Ground Floor



First Floor



Outbuilding

Total floor area 119.1 m<sup>2</sup> (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**