



**Addenbrookes Road, Newport Pagnell, MK16 9FD**

**welcome to**

## **Addenbrookes Road, Newport Pagnell**

Situated in a highly desirable residential location, this well-presented four-bedroom semi-detached home offers generous and versatile accommodation throughout, making it an ideal purchase for growing families.

### **Entrance Hall**

Double-glazed door to the front, radiator, storage cupboard and door to the cloakroom. Opens into the living area.

### **Cloakroom**

Wash hand basin and low-level WC.

### **Lounge Area**

Double-glazed window to the front, carpet, 2 radiators and double-glazed windows to the rear. Double-glazed double doors leading out to the garden. Open to the kitchen/dining area and stairs to the first floor.

### **Kitchen/Dining Area**

Fitted with a mix of wall and base units with work top over, stainless steel sink with drainer, integrated electric oven and gas hob with an extractor fan over. Integrated dishwasher and space for a washing machine and a fridge/freezer. Radiator and space for a dining table and chairs. Double-glazed window to the front and double-glazed window to the rear. Double-glazed double doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and carpet. Double-glazed windows to both sides. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and 3 velux style windows. Double-glazed doors leading out onto a balcony. Door to the en-suite.

### **En-Suite**

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Radiator and double-glazed obscured window to the front.

### **Bedroom Two**

Radiator, carpet and double-glazed window to the rear.

### **Bedroom Three**

Carpet, radiator and double-glazed double-doors with a Juliette balcony to the front.

### **Bedroom Four**

Radiator, carpet and double-glazed windows to the rear and side.

### **Bathroom**

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with a handheld shower attachment. Radiator, extractor fan and double-glazed obscured window to the front.





**Outside**  
**Front Garden**

Enclosed by small bushes the garden is laid to lawn with a path leading to the front door

**Rear Garden**

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

**Agents Note**

There is a Management Charge of £600.00 per annum.



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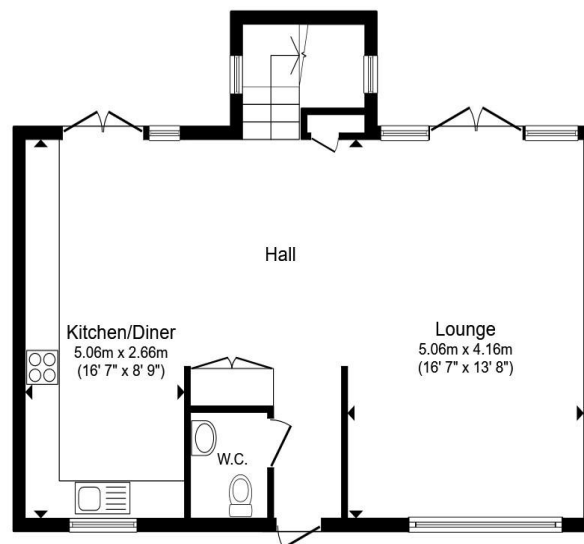
- FOUR-BEDROOM SEMI-DETACHED
- DESIRABLE ADDENBROOKES ROAD LOCATION
- OPEN PLAN LIVING
- SPRINKLER SYSTEM/HEAT EXCHANGE UNIT
- FOUR WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

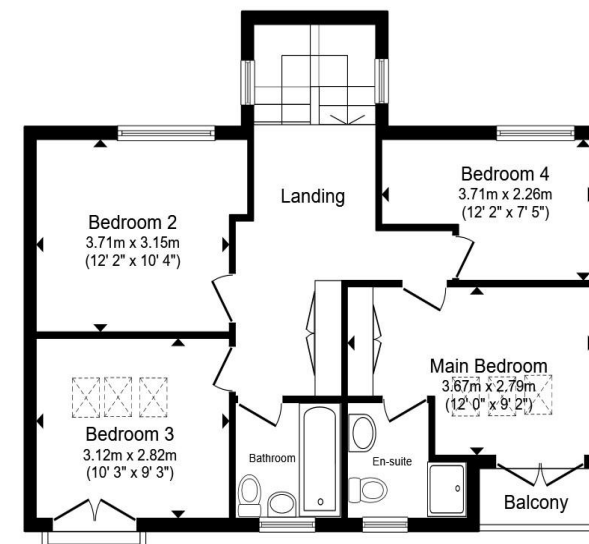
Council Tax Band: D

guide price

**£375,000**



Ground Floor



First Floor

Total floor area 125.0 m<sup>2</sup> (1,345 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:  
NPL108216 - 0005

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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)