



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

**welcome to**

## **Friary Gardens, Newport Pagnell**

Located in the highly desirable area of Friary Gardens, Newport Pagnell, this well-presented THREE-bedroom SEMI-DETACHED home offers spacious and versatile accommodation, ideal for families, first-time buyers or those looking to upsize.

### **Entrance Porch**

Double-glazed door to the front, door to the garage and glazed door to the lounge/diner.

### **Lounge/Diner**

Double-glazed window to the front, stairs to the first floor, TV point and radiator. Double-glazed window to the rear.

### **Kitchen**

Fitted with a mix of wall and base units with worktop over, stainless steel sink with drainer, integrated electric oven and a gas hob with extractor fan over. Space for a washing machine. Central heating boiler and double-glazed window to the rear. Double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, storage cupboard and doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Two**

Radiator and double-glazed window to the front.

### **Bedroom Three**

Radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with a shower over. Radiator and double-glazed obscured window to the rear.

### **Outside Garage**

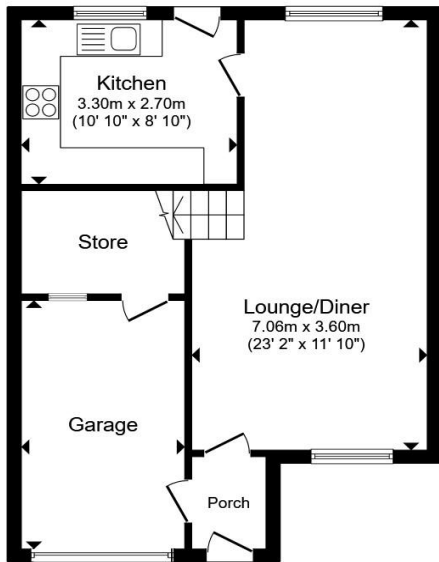
Garage with up & over door with driveway parking in front.

### **Front Garden**

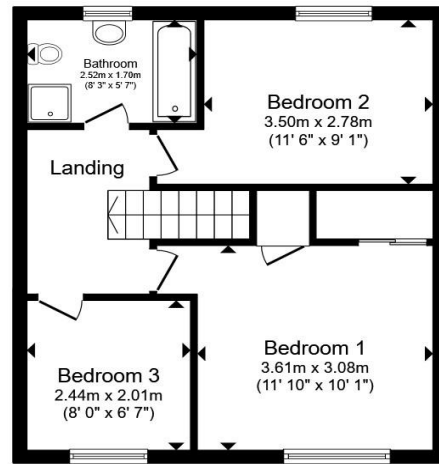
Laid to lawn with mature tree and shrub border.

### **Rear Garden**

Enclosed by fencing the garden is laid to lawn with a paved patio area and planted borders.



**Ground Floor**



**First Floor**

Total floor area 91.6 m<sup>2</sup> (986 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)



**welcome to**  
**Friary Gardens,**  
**Newport Pagnell**

- THREE-BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE/DINER
- KITCHEN WITH GARDEN ACCESS
- TWO DOUBLE & ONE SINGLE BEDROOMS
- PRIVATE REAR GARDEN

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

**£350,000**



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