



Park Avenue, NEWPORT PAGNELL MK16 8JE

welcome to

Park Avenue, NEWPORT PAGNELL

An IMPRESSIVE & SPACIOUS DETACHED FAMILY HOME offering good access to amenities, schools, allotments & the Redway System. With SEPARATE RECEPTIONS, FAMILY ROOM, CLOAKROOM & UTILITY, DOUBLE BEDROOMS, two ENSUITES, GARDENS, PARKING & DOUBLE GARAGE.

Entrance Hall:

Entrance gained via main front door with dog let stairs rising to the first floor landing and doors to sitting room, dining room, family room, kitchen/breakfast room and cloakroom. Wood flooring.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin and w.c.

Sitting Room:

18' 10" max x 15' 2" into bay (5.74m max x 4.62m into bay)
Situated at the rear of the property with double doors with side windows opening to the rear garden. The main feature of the room is the brick built Inglenook fireplace with quarry tiled hearth, a wood burning stove inset and windows to either side.

Dining Room:

14' 1" x 10' (4.29m x 3.05m)
Double doors opening from entrance hall and situated to the rear and with double doors with side windows opening to the rear garden, dado rail.

Family Room:

11' x 9' 8" (3.35m x 2.95m)
Window overlooking the front, radiator, wood flooring.

Kitchen / Breakfast Room:

13' 6" x 13' (4.11m x 3.96m)
Window overlooking the rear garden and fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with drainer, tiling to splash back areas, integrated appliances to include double oven, gas hob with extractor hood over, dishwasher and fridge/freezer. Tiled flooring.

Utility Room:

7' 4" x 7' 2" (2.24m x 2.18m)
Fitted with units with work surfaces over and sink with drainer. Space for washing machine.

Landing:

Doors to all bedrooms and airing cupboard.

Main Bedroom:

18' 7" max x 11' 11" max (5.66m max x 3.63m max)
Window overlooking the rear garden and fitted with a range of built-in furniture. Door leading to:

En-Suite Bathroom:

Fitted with a four piece suite to comprise: Bath, shower cubicle, wash hand basin and w.c. Half height tiling to walls, wood flooring. Window to rear.

Bedroom Two:

13' 5" x 10' (4.09m x 3.05m)
Double glazed window to rear, radiator, door to en-suite.

En Suite Shower Room:

Fitted with a suite to comprise: Shower cubicle, wash hand basin and w.c. Window to side.

Bedroom Three:

16' 6" max x 13' 6" into bay (5.03m max x 4.11m into bay)
Double glazed window to front, radiator.

Bedroom Four:

12' 9" x 7' 5" (3.89m x 2.26m)
Double glazed window to front, radiator.

Bedroom Five:

11' x 9' 6" (3.35m x 2.90m)
Double glazed window to front, radiator.

Family Bathroom:

Fitted with a suite to comprise: Bath, wash hand basin and w.c. window to rear.

Outside:

Front:

With mature trees and mainly laid to lawn with pathway to front door and driveway leading to double garage. Gated side access to rear.

Double Garage:

Double up and over doors.

Rear Garden:

Paved patio area leading round to the side of the property and mainly laid to lawn with mature trees and shrubs.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Park Avenue,
NEWPORT PAGNELL

- AMAZING LOCATION
- FIVE DOUBLE BEDROOMS
- TWO ENSUITES
- SEPARATE RECEPTION ROOMS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

guide price

£800,000



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Property Ref:
NPL106490 - 0008

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