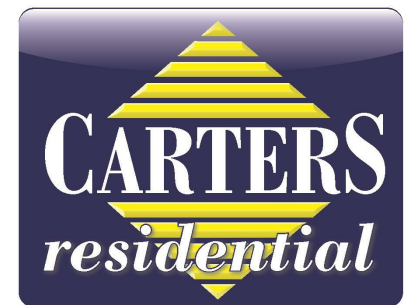




Pearmain Close, Newport Pagnell, MK16 8FD



21 Pearmain Close  
Newport Pagnell  
Buckinghamshire  
MK16 8FD

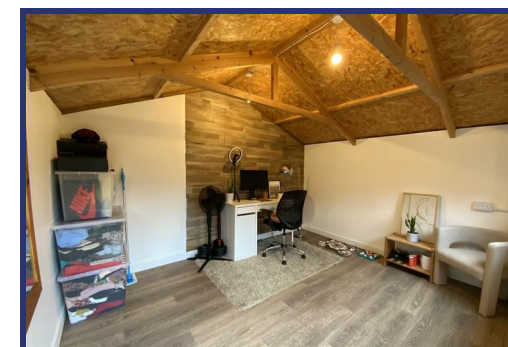
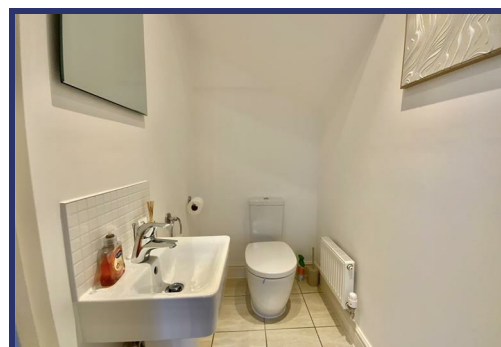
£330,000

**A beautifully presented and spacious 2 bedroom semi detached house in a small exclusive cul-de-sac within walking distance of the town centre.**

The property has accommodation set on two floors comprising an entrance hall, cloakroom, living room and a kitchen/dining room with fitted appliances. On the first floor there are 2 double bedrooms, one with fitted wardrobes, and a bathroom. The property is beautifully presented and has gardens to the front, private garden to the rear and driveway to the side for at least two cars.

Pearmain is a small cul-de-sac situated off the popular Wolverton Road and is within walking distance of the town centre.

- Spacious Semi Detached House
- 2 Double Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Range of Fitted Kitchen Appliances
- Cloakroom
- Front & Rear Gardens
- Driveway for 2+ Cars
- Small Exclusive Cul-de-sac





### Ground Floor

The entrance hall has doors to the cloakroom and living room.

The living room has feature panelling to one wall and a window to the front. Door to the kitchen/dining room.

A kitchen/dining room has a kitchen area with a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink. Integrated appliances include a gas hob, extractor hood, oven, fridge/freezer, dishwasher and washing machine. Window to the rear. The dining area has space for a table and French doors opening to the rear garden.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom is a double bedroom located to the rear with fitted wardrobes.

Bedroom 2 is a double bedroom located to the front.

The bathroom has a modern white suite comprising WC, wash basin and bath with shower over, part tiled walls and a window to the front.

### Outside

The front garden is laid with slate chips with low maintenance in mind and a tarmac driveway to the side provides off-road parking for at least two cars. Gated access to the rear garden.

The rear garden is laid with paving and lawn, and enclosed by fencing. It backs onto mature trees to the rear.

Large timber garden shed with lined walls, power and light, which may suit as a workshop, garden room et cetera.

### Heating

The property has gas to radiator central heating.

### 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.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

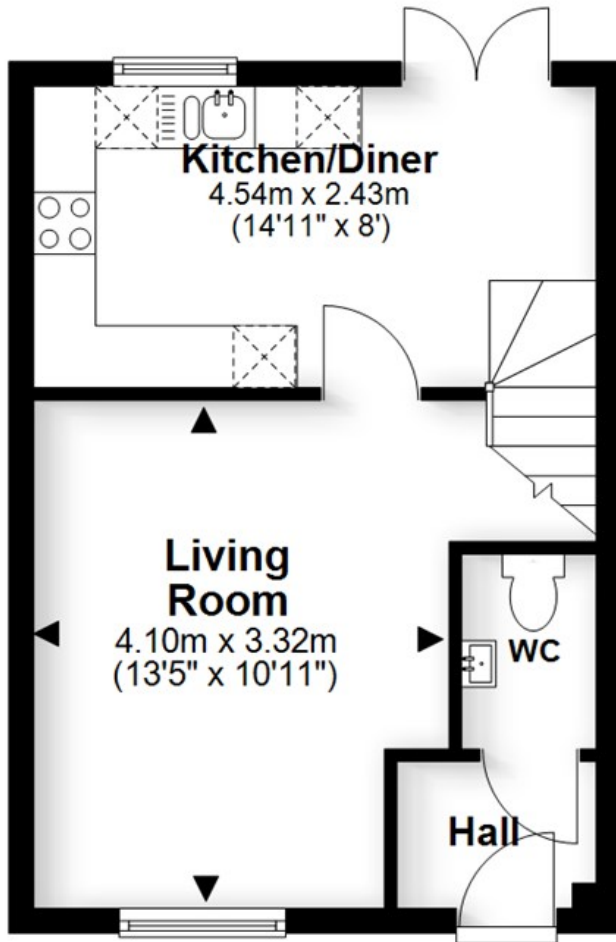
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

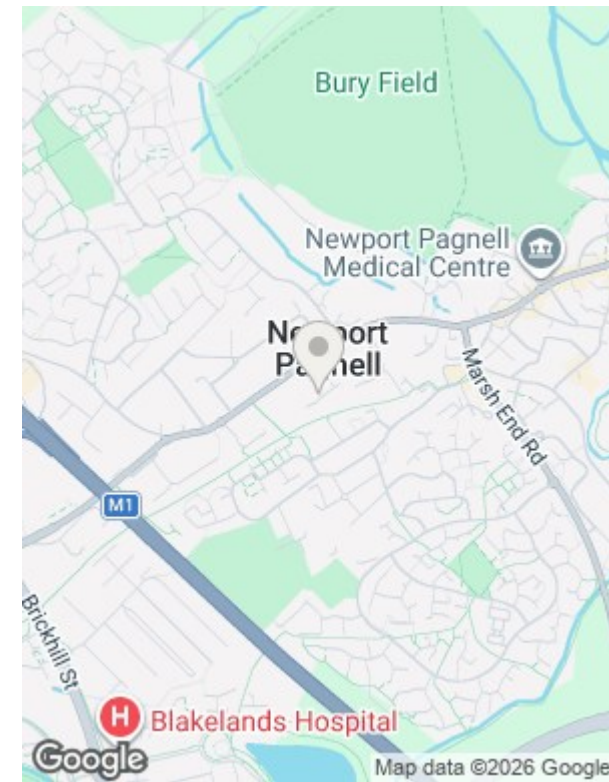
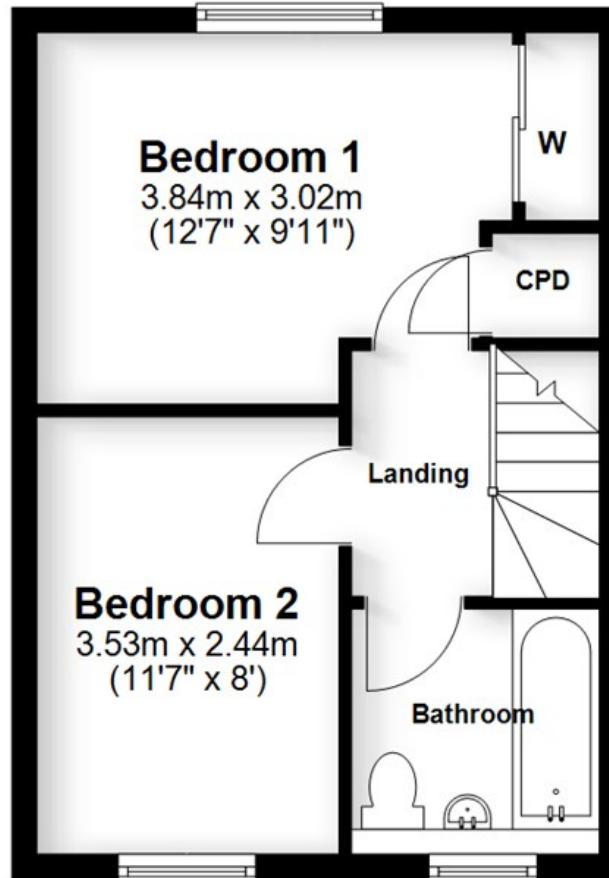




## Ground Floor



## First Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

-  01908 561010
-  stony@carters.co.uk
-  carters.co.uk
-  59 High Street, Stony Stratford, MK11 1AY

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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

