



Newport Road, Woburn Sands, MK17 8UN

Price £500,000 Freehold



The current owners have transformed this four bedroom end of terrace property into a stylish and contemporary family home, thoughtfully reconfigured to create a stunning open-plan kitchen, breakfast, dining, and utility area. perfect for modern family living. Throughout the ground floor Karndean flooring has been laid along with oak internal doors. Ideally situated, the property is also within walking distance of Woburn Sands train station.



Newport Road

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Situated to the edge of Woburn Sands with stunning countryside on your doorstep. There are schools for all ages nearby as well as Woburn Sands train station with trains to Bletchley and Bedford and garden centres. The main hub of Woburn Sands is close by with it's high street where you will find a variety of shops, boutiques, eateries and pubs. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1 and A421 Bedford Bypass, and Central Milton Keynes is approximately a 15 minute drive.



From the entrance hall, stairs rise to the first floor, with doors leading to a downstairs cloakroom, a useful storage cupboard, and the living room. Bi-fold doors open through to the open-plan kitchen and dining area, creating a seamless flow.

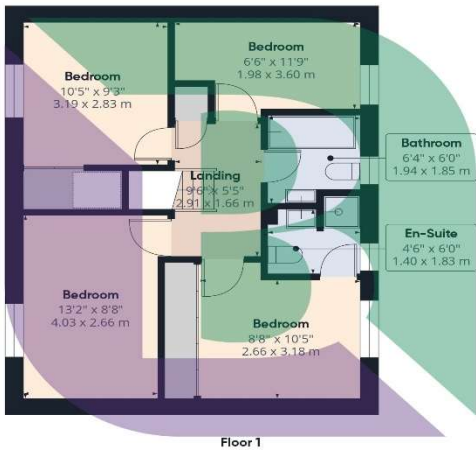
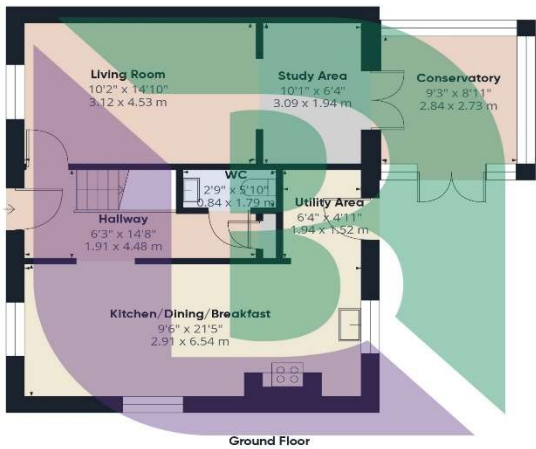
The living room features an attractive fireplace with a gas coal effect fire inset, creating a focal point. An arched opening leads through to a versatile space, ideal for use as a study or reading area, while double doors open into the conservatory, which enjoys a tiled floor and double doors leading out to the rear garden, perfect for relaxing and enjoying the outlook.

The open-plan kitchen and dining area is a truly stunning space, filled with natural light from its dual-aspect windows and featuring a stable-style door opening to the rear garden. The kitchen is fitted with an extensive range of shaker-style units and drawers, offering excellent storage, and is complemented by quartz work surfaces incorporating an inset Belfast-style sink and a breakfast bar for informal dining.

Appliances include a 'Rangemaster' gas cooker with an extractor over, integrated dishwasher, microwave, and fridge freezer. The adjoining utility area provides space and plumbing for a washing machine and tumble dryer. The space is beautifully finished with slimline vertical and horizontal radiators, along with a mix of pendant and inset ceiling lighting.

From the first-floor landing, there is access to three double bedrooms and a generous single. Two of the bedrooms feature built-in/fitted wardrobes, while the primary bedroom benefits from built-in wardrobes along one wall and a private en-suite shower room. The family bathroom is well presented and fitted with a white suite.

Externally to the non-overlooked front a path leads to the front door flanked by gravelled garden area to either side, EV charging point and enclosed by metal fencing. The rear landscaped garden has two patio areas, slated area, borders planted with trees, shrubs and plants and a gated access to the side. To the rear of the property a driveway providing parking for three vehicles leads up to a garage (situated within the block of 4).



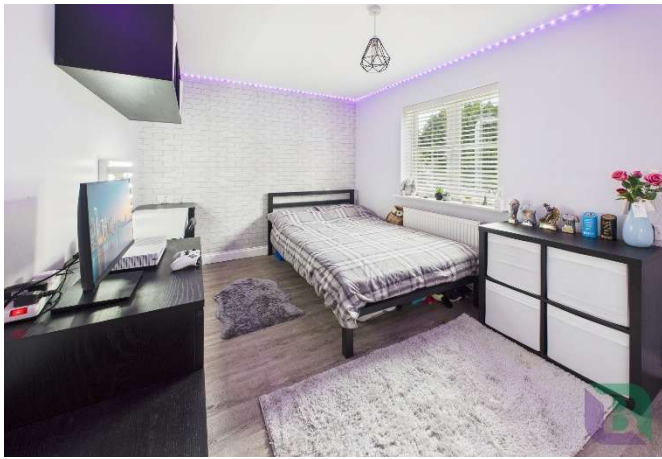
Approximate total area¹⁾
1179 ft²
109.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	75	80
(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	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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