

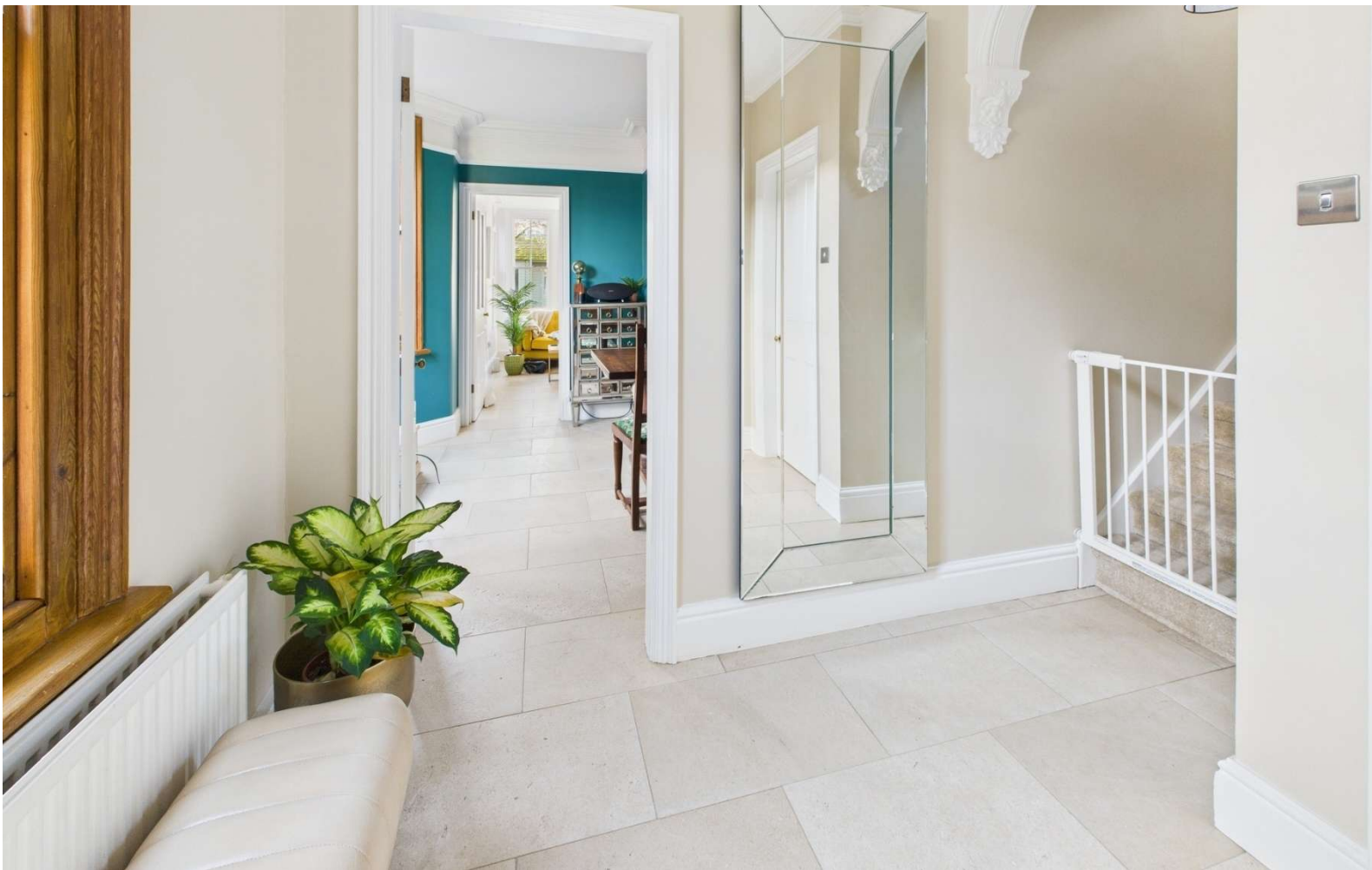


BEASLEY & PARTNERS

Newport Road, Wavendon, MK17 8AE

Offers Over: £650,000 Freehold







This stunning bright and airy three-bedroom detached house is set on Newport Road, on the fringe of the village of Wavendon. With a perfect blend of modern style and characterful charm, the property has been kept to a high standard by its current owners. Tastefully extended to the rear, it now boasts a bright and spacious kitchen and family area. Additional features include an open fireplace, a wood-burning stove, picture rails, and elegant sash windows, enhancing the home's timeless appeal.

Entering into the hallway from through the solid wood front door you are greeted with the stairs rising to the first floor, a door to the living room and panel glazed door to the dining room.

The living room is a beautifully inviting space, featuring a sash window to the front aspect with bespoke fitted shutters that provide both privacy and charm. The open fireplace serves as a striking focal point, complemented by shelving in the chimney breast recesses, offering both style and practicality. Natural wood flooring, decorative moulding, and inset lighting complete the elegant yet cosy atmosphere.

The dining room is a fantastic space for entertaining, featuring a large bay window to the side that allows plenty of natural light to flood in. A wood burning stove is set into the chimney breast, adding warmth and character to the room. From here, a panel glazed door leads through to the family area, seamlessly connecting the living spaces.

The family area is a bright space, featuring sash windows overlooking the rear garden, a large panel window to the side, and a door providing direct access to the garden. A breakfast bar separates this space from the kitchen, incorporating an induction hob with a stylish extractor overhead. The kitchen itself is well-appointed with an extensive range of fitted units and pull-and-slide drawers, offering plenty of storage. A one-and-a-half bowl sink is set into the work surface with a mixer tap, and integrated appliances include a double oven and dishwasher. A sash window to the side aspect and inset ceiling lights in both areas enhance the light. From the kitchen is the laundry/boiler room, where there is plumbing for a washing machine and a new boiler.

From the first-floor landing, doors lead to the family bathroom and three bedrooms. The principal bedroom features two built in double wardrobes with overhead storage cupboards, an ornamental fireplace, and a sash window to the front aspect with bespoke shutters.



The second bedroom offers a unique design, with stairs leading up to a mezzanine floor with a sleek glass balustrade. This versatile space is perfect as a teenage retreat, guest area, or even a home office. The lower-level benefits from a window fitted with bespoke shutters, while a velux-style window on the mezzanine. The third bedroom is a single room with a window with bespoke shutters to the front aspect.

The family bathroom is a, featuring a bath with an overhead shower and centrally mounted wall taps. Twin counter top wash basins with wall-mounted taps sit atop vanity cupboards and shelving. Completing the suite is a WC, while herringbone-style tiling to water-sensitive areas, a heated towel rail and a sash window enhance the space.

Externally, the property is approached via a gravelled driveway, accessed through an attractive brick and pillar entrance. A separate pedestrian entrance leads to a block paved path guiding you to the front door, with gated side access to the rear garden.

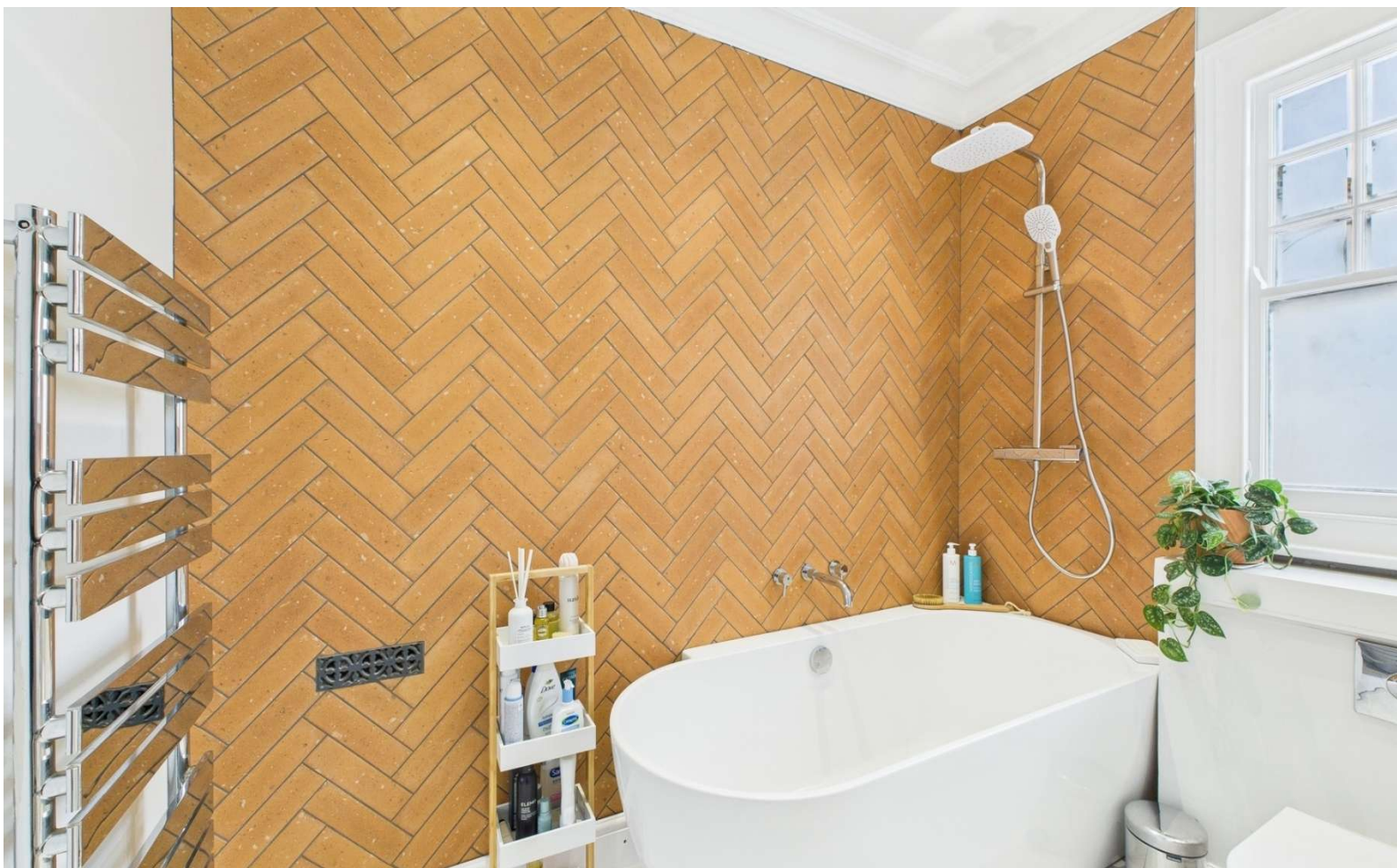
The enclosed rear garden is beautifully maintained, featuring block-paved patios and pathways, a raised seating area/display borders, and a neatly kept lawn. At the far end of the garden, a charming wooden summer house, complete with power and lighting, offering a versatile space.

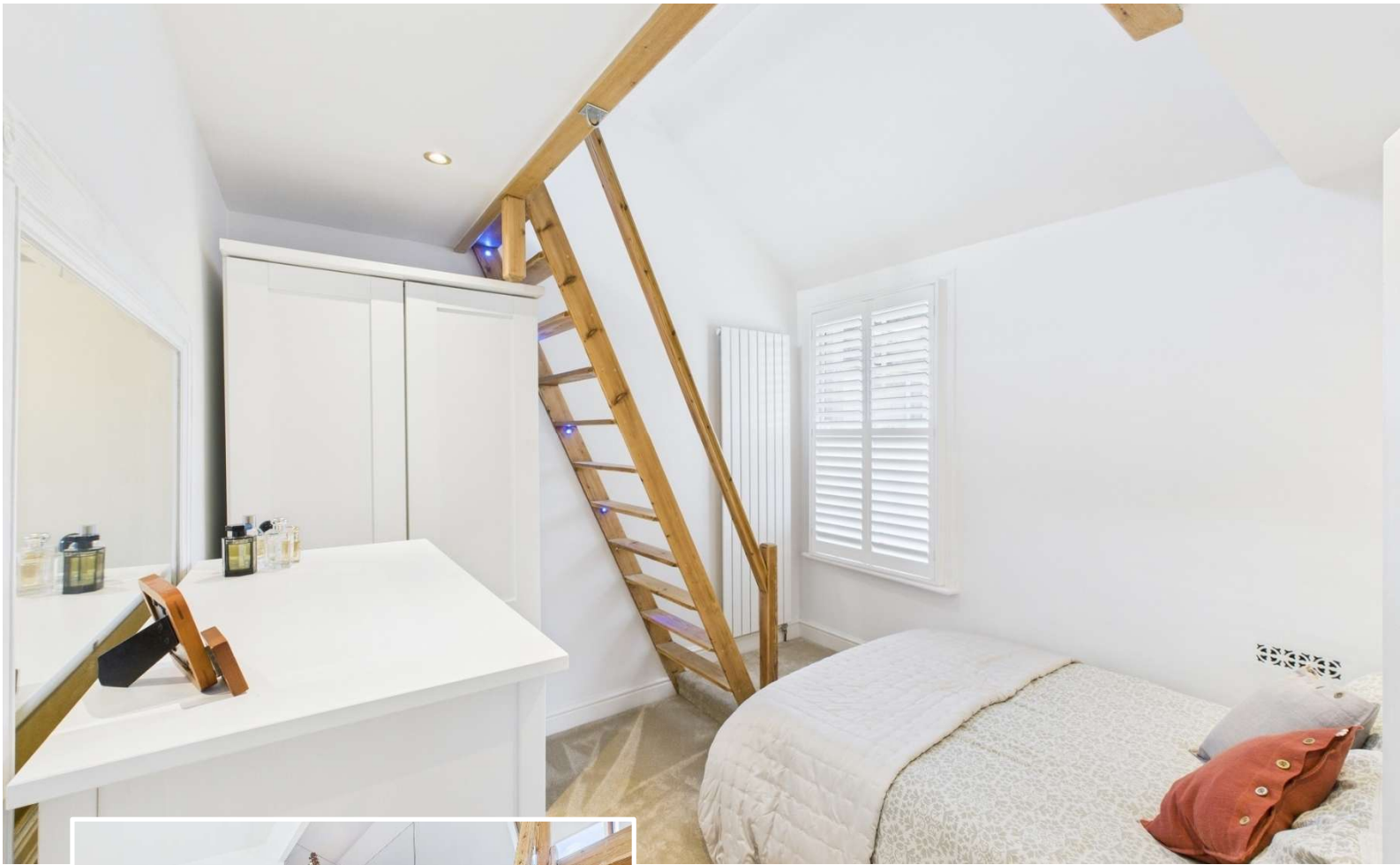
Wavendon is located between the modern City of Milton Keynes and old town of Woburn Sands. In close proximity is a popular gastro pub, church, recreation ground, community centre and garden centres. Nearby is the Kingston Retail Park with a range of shops, large supermarket and restaurants or the old town of Woburn Sands with a variety of shops, boutiques, restaurants and pubs. Wavendon is ideally located giving good access to A421 Bedford Bypass and the M1.

Schooling: Swallowfield Primary and Fulbrook Extended Secondary. Also, daily bus service to Bedford Harpur Trust, Thornton Colledge and Akeley Wood.













Approximate total area⁽¹⁾

1216.74 ft²
113.04 m²

Reduced headroom

56.19 ft²
8.94 m²

(1) Excluding balconies and terraces

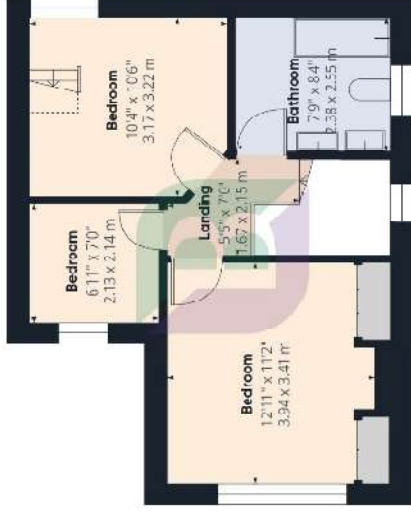
Reduced headroom

..... Below 5 ft: 1.5 in

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

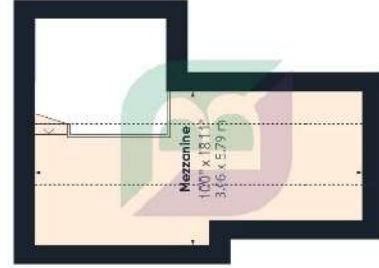
GIRAFFE 36D



Floor 1



Ground Floor



Floor 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	


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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.