



## 35b Walnut Close, Newport Pagnell, MK16 8JH

### Offers Over £365,000

CAULDWELL are delighted to offer for sale this brand new semi detached property, located in a quiet cul-de-sac in the always popular market town of Newport Pagnell. Built to an great specification with a stylish contemporary finish throughout, the property combines the very best of modern open plan living, quality fittings, traditional layout and located in an established residential area. There are. also fitted solar panels generating electricity and electric car charge points already fitted

The property offers three good sized bedrooms with a stylish en-suite to the main bedroom and an equally stylish matching bathroom servicing the other two. On the ground floor, a spacious and very well laid out kitchen dining room effortlessly flows into a creative utility space and then into the living area at the rear. The living room has bi-folding doors which open out onto a level patio area that brings the outside in. There is also a formal entrance porch and cloakroom that completes the space on offer internally. Outside there is block paved driveway parking and an enclosed rear garden.

Energy rating: tbc  
Council tax band: tbc

## **ENTRANCE HALL**

Double glazed composite door to front. Door to internal hallway.

## **INTERNAL HALLWAY**

Stairs to first floor landing. Understairs utility area. Double glazed window to side. Opening to sitting room and kitchen/diner.

## **KITCHEN/DINER 14 x 9'2 (4.27m x 2.79m)**

Double glazed window to front. Fitted with a range of wall and base units with composite worksurfaces. Electric oven and hob with extractor over. Stainless steel sink drainer and mixer tap. Integral washing machine and dishwasher. Under cupboard lighting.

## **UTILITY AREA**

Plumbing for washing machine.

## **CLOAKROOM**

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. Radiator.

## **LIVING ROOM 15'8" x 10'2" (4.8 x 3.1)**

Double glazed bi fold doors to rear. Radiator. Television point. Telephone point

## **FIRST FLOOR LANDING**

Double glazed window to side. Stairs from internal hallway. Storage cupboard.

## **BEDROOM ONE 10'5" x 8'10" (3.20 x 2.70)**

Double glazed window to rear. Radiator. Built in wardrobe. Door to ensuite.

## **ENSUITE**

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## **BEDROOM TWO 9'10" x 8'10" (3. x 2.70)**

Double glazed window to front. Built in wardrobe. Radiator.

## **BEDROOM THREE 8'6" x 8'6" (2.6 x 2.6)**

Double glazed window to rear. Radiator.

## **FRONT GARDEN**

Small lawn area and block paved driveway parking for two vehicles.

## **REAR GARDEN**

Mainly laid to lawn with patio area and gated access to side.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL**

- The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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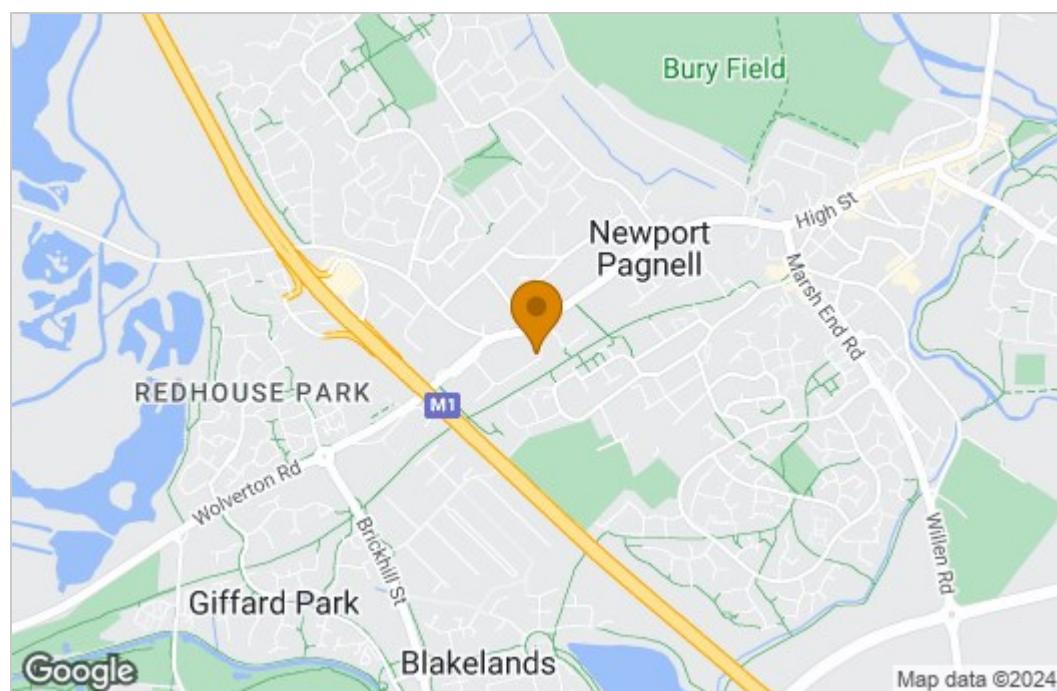
## Floor Plan



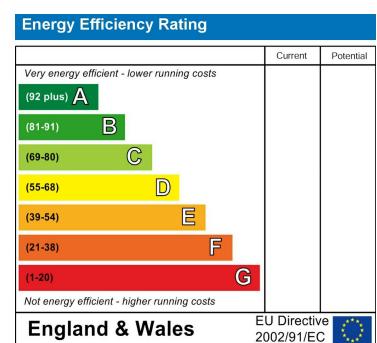
TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is intended for general purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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