





**£370,000**

Located in West Bletchley is this four-bedroom extended semi-detached family home. The ground floor extension provides a porch, fourth bedroom and kitchen/breakfast room, on the first floor you have three bedrooms and a family bathroom. Externally the property has both front and rear gardens with further benefits including a garage and off-road parking.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and bedroom four.

## LOUNGE/DINER

Double glazed window to front aspect, double glazed sliding patio door to garden.  
Two radiators, feature fireplace, door to kitchen.

## KITCHEN

Double glazed windows to side and rear aspects, double glazed door to garden.  
Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl composite sink unit with mixer tap over, integrated oven, four-ring gas hob with extractor fan over, space for: dishwasher, fridge freezer, washing machine, and dryer; tiled splashback, under stairs storage cupboard.

## LANDING

Doors to bedrooms one, two, three, and shower room, storage cupboard.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC, heated towel rail, wash hand basin in vanity unit, shower cubicle, tiled walls and floor.

## OUTSIDE

## GARAGE/PARKING

Garage with up and over door, power and lighting. Off-road parking.

## FRONT GARDEN

Gravel area, flower beds.

## REAR GARDEN

Mainly laid to lawn with gravel, decking area, patio area, flower borders, side gated access, door to garage, enclosed by wooden fence panelling.

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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 for sales 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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### Energy Efficiency Rating

