



3 Short Massey

Olney MK46 5NS

FINE & COUNTRY



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A detached 5 bedroom home located in a quiet cul de sac of only 7 properties. The property has a delightful conservatory and well proportioned accommodation throughout. The property benefits from several improvements to the original specification now fitted with solid oak doors, luxury vinyl flooring, with underfloor heating to the kitchen area. Double glazing is fitted throughout and central heating is by gas fired radiator.

The accommodation more fully comprises: Entrance hall, Cloakroom, Sitting room, Kitchen/dining room, Conservatory, 5 bedrooms, En suite shower room to the master bedroom, Family bathroom, Garage and Gardens to front and rear.

## Ground floor

Glaze panelled door opens to a good size hallway. Within the hallway there is an access door to the integral garage and a Cloakroom with suite of WC and wash basin. The hallway opens out to a more spacious area with doors off to all principal rooms. From this area the staircase rises to the first floor.

The sitting room has generous dimensions with glazed patio doors opening to the garden in addition to hand crafted doors which access the conservatory. A multi fuel woodburner is integrated to the chimney breast of the former fireplace and full width to one wall are a vast range of fitted bookcases. The six sided conservatory has doors to the garden, double glazing, wall lighting and connection to the central heating system.

The kitchen/dining room has a vast array of high specification cupboard and drawer units and many integrated appliances to include a double fridge and freezer, Dishwasher and Microwave oven. There is also a freestanding gas oven with extractor hood over. Work surfaces are in Beech and there is a comprehensive range of "Alusplash" aluminium backed splash protection fitted to the walls. The flooring is in "Riven" slate. Under floor heating.

The dining area has an attractive bay window and a five lamp cluster of low hanging lights.

## First Floor

Ascend the staircase to the first floor where there is a half landing and window looking into the garden. There is a galleried landing on reaching the top of the staircase. All 5 bedrooms are accessed from this landing, the Master bedroom having fitted wardrobes with solid oak doors and access to an en suite shower room with glazed larger than average size cubicle, WC and washbasin in vanity surround. A fitted wall mirror heats and illuminates as required. There are fitted cabinets and a heated towel rail. Regarding the additional bedrooms, two have built in wardrobes and one has built in bookshelves. The family bathroom has a panelled bath with glazed screen and shower attachments, WC, washbasin and a heated towel rail.









## Outside

The frontage has a lawn area with shrub borders and a driveway leading to an integral garage with power and light. Unusually pedestrian access is available to both sides of the property leading to a sheltered and private rear garden with hard landscaped areas set aside for seating. The garden also has well stocked flower beds, a raised bed herb garden and good space at one side of the house, sufficient to house a garden shed.

## Agents Notes

The property is centrally heated by gas fired radiator and also has an immersion heater.

The property is double glazed.

Luxury vinyl flooring is predominant to the ground floor and areas of the first floor.

Internal doors are in solid oak.

Electric underfloor heating to the kitchen/dining room.

## Disclaimer

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## Note to purchaser/s

"Note for Purchasers

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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.

















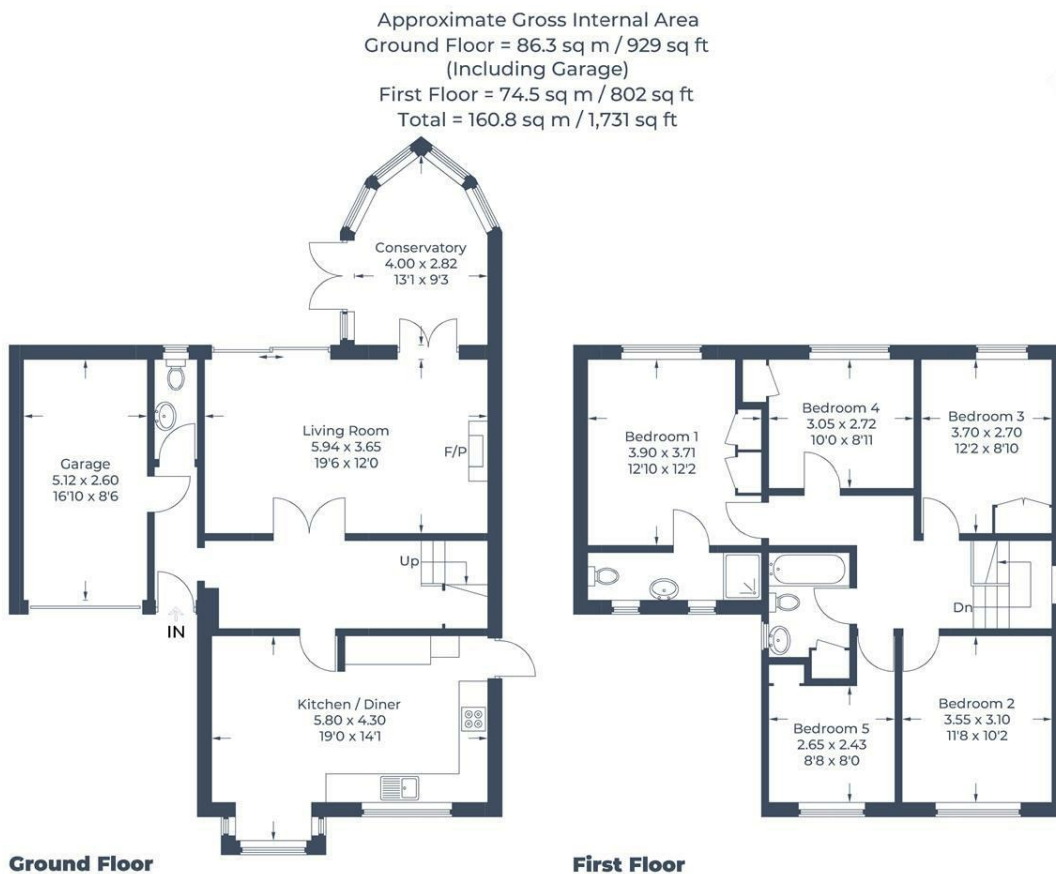


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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