



The Pyghtle, Olney, MK46 5PS

16 The Pyghtle
Olney
Bucks
MK46 5PS

Asking Price £650,000

A beautifully presented four bedroom detached property situated in an enviable position within walking distance of Olney High Street and benefiting from very well tended gardens, off-road parking and two reception rooms. Offered in excellent decorative order.

The ground floor accommodation comprises: entrance hall, WC, lounge, family room, kitchen breakfast room, dining room with study area and utility room. On the first floor there are four bedrooms, the master having an ensuite shower room. There is a family bathroom on the first floor. Outside the gardens to the rear are proportionally, in the agents opinion, larger than average having been thoughtfully and diligently landscaped by the present owners.





Property Walk Through

Entrance hall entered via opaque double glazed door, wooden flooring, radiator, stairs to 1st floor landing with storage under, recessed ceiling lighting and a smoke alarm. Wooden doors open to the lounge, family room and cloakroom.

The cloakroom provides a low level WC, wall mounted wash handbasin, radiator, ceiling light and wooden flooring. There is an opaque double glazed leaded window to the front elevation.

The lounge is "L" shaped and is very well proportioned. The focal point is a feature fireplace with coal effect gas fire. There are wall and ceiling lights, ceiling coving and two radiators.

The family room has a double glazed leaded window to the front elevation with a radiator under, telephone point, ceiling coving and lighting.

The kitchen is fitted with a range of modern base and high level units incorporating a one and 1/2 bowl stainless steel sink unit with cupboards under and tiled splashbacks. There is a "HISENSE" hob and extractor fan, built-in microwave and built-in double oven and grill. There is also built-in Bosch dishwasher. Further there are ceiling lights, smoke alarm, wooden flooring and a breakfast bar area seating three.

The kitchen has double glazed windows and double glazed "French" doors opening to the rear gardens. Walkway through to the dining room and open area leading through to

The generous utility area which has partially been taken from the tandem length garage and accommodates a washing machine, tumble dryer and American Style fridge freezer. There is wooden flooring, fitted work surfaces with inset sink with cupboards under and a radiator.

The dining room also includes a study area and looks onto the rear garden. There are double glazed windows, a double glazed door and wooden flooring. The dining area comfortably seats 8 and has ceiling lighting and a radiator.

Accessing the study area there is a large double glazed window to the rear elevation with views onto the rear gardens.



On the first floor landing there is a loft access, ceiling lights, smoke alarm, radiator and an airing cupboard.

The Master bedroom is a good size double bedroom with a range of built-in wardrobes. There is a walk-in bay window and a double glazed leaded window with blind fitted. Ceiling lights, radiator. Wooden door leading to:

Ensuite shower has been refitted with a four piece white suite comprising: low level WC, pedestal handbasin, bath with shower attachment and walk-in double shower unit with glazed screen. The ensuite is fully tiled and there is an opaque peak double glazed window to side elevation. Wall mounted cabinet with illuminated mirror. Heated towel rail, recessed ceiling light.

Bedroom two is a good size double bedroom which looks out over the rear garden and has large double glazed windows in PVC with a radiator under. Ceiling light. Space for bedroom furniture, wardrobes and desk area.

Bedroom three can also accommodate a double bed and has a double glazed leaded PVC window to the front elevation with radiator under. Recessed ceiling lighting and space for bedroom furniture and wardrobes.

Bedroom four is a reasonable single bedroom offering space for a single bed and chest of drawers though has a built-in wardrobe above the staircase bulkhead. Recessed ceiling lighting. Double glazed PVC window to the front elevation with radiator under.

The bathroom has been refitted in a modern white suite comprising low level WC, pedestal wash hand basin, panel bath with shower attachment. The bathroom is fully tiled and has a radiator, shaver socket, ceiling light and opaque double glazed PVC window to the rear elevation.

Outside

The front gardens are attractively laid to lawn and enclosed by hedging with a variety of bushes and maturing plants. There is a hardstanding providing car

parking for two vehicles which leads to the former garage offering useful storage. There is a pedestrian wooden gate to the side of the property which provides access to the rear gardens. The rear gardens have an extensive paved decking area immediately to the rear of the dining area fronting a well maintained area of lawn. There is a large timber panel shed and a range of flowers shrub, bushes and plants. A pathway leads to the bottom of the garden which has been hard landscaped to offer a low maintenance area where there is an outside bar. The generous gardens are enclosed by timber panel fencing whilst there is an outside tap and ample storage for recycling bins.

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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.

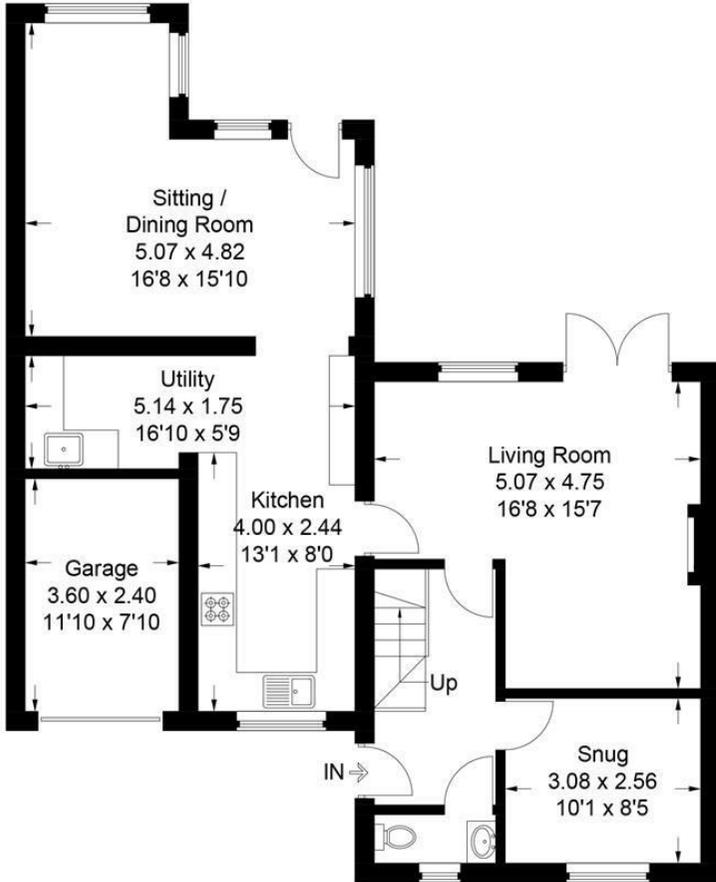
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Approximate Gross Internal Area
 Ground Floor = 79.5 sq m / 856 sq ft
 First Floor = 55.7 sq m / 600 sq ft
 Garden = 8.8 sq m / 94 sq ft
 Total = 144.0 sq m / 1,550 sq ft



Ground Floor

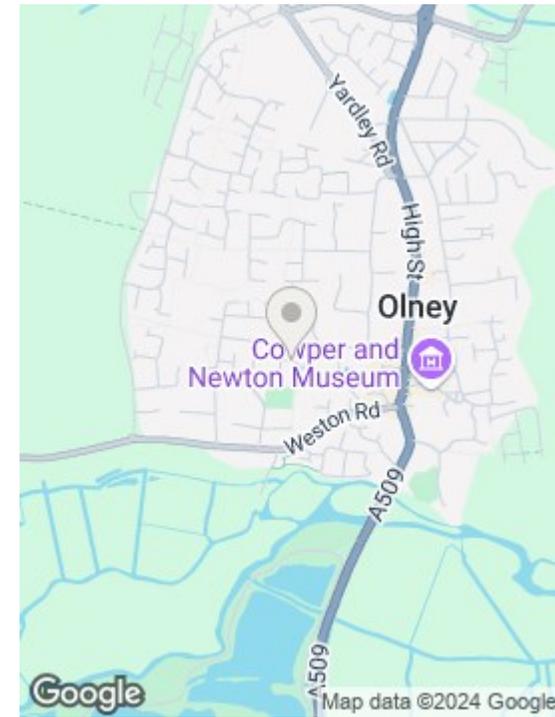
= Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	74
England & Wales		EU Directive 2002/91/EC	

