



To arrange a viewing  
please call 01908 675747



\*\*\* READY TO MOVE INTO + £25,000 WORTH OF UPGRADES INTERNALLY \*\*\*  
BRAND NEW and FULLY UPGRADED THROUGHOUT, this EXECUTIVE FAMILY HOME benefits from a SPACIOUS OPEN PLAN KITCHEN/DINER with GRANITE WORKTOPS, FULLY INTEGRATED APPLIANCES, SEPARATE UTILITY ROOM, plus FRENCH DOORS LEADING to a LARGE PRIVATE REAR GARDEN. Other benefits include a DOWNSTAIRS STUDY, SEPARATE DINING ROOM, LARGE LOUNGE plus a DOUBLE GARAGE and DRIVEWAY PARKING for up to FOUR VEHICLES. Call now to arrange your viewing!

- Fully Built and Available to View
- Grand Entrance Hall
- En-Suites to Bedrooms One and Two
- Double Garage and Driveway Parking for up to Four Vehicles
- Fully Upgraded Open Plan Kitchen/Diner with French Doors
- Separate Utility room
- Large Lounge
- Downstairs Study
- Walking Distance to Olney High Street/Amenities
- Desirable Market Town Location

## LOCATION: YARDLEY MANOR, OLNEY

Situated in the small market town of Olney, Yardley Manor is neatly tucked between Northampton and Milton Keynes. The development has a number of luxury 2, 3, 4 and 5 bedroom houses available for families, each thoughtfully designed, featuring bright and open rooms.

The market town of Olney is between the large bustling towns of Northampton and Milton Keynes and is the perfect location for those looking to live in a quieter area, yet still desire an abundance of activities at their fingertips. There are a variety of shops, pubs and restaurants nearby.

## ENTRANCE HALL

## KITCHEN/DINER 20'10" × 12'6"

## LOUNGE 17'1" × 13'6"

## FAMILY ROOM 15'6" × 11'8"

## DOWNSTAIRS STUDY 9'8" × 8'6"

## DOWNSTAIRS CLOAKROOM



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#### LANDING

BEDROOM ONE  
13'3" × 11'8"

#### EN SUITE

BEDROOM TWO  
11'5" × 12'5"

#### EN SUITE

BEDROOM THREE  
12'11" × 8'8"

BEDROOM FOUR  
9'0" × 11'3"

#### FAMILY BATHROOM

BEDROOM FIVE  
9'0" × 8'10"

#### PRIVATE REAR GARDEN

#### DOUBLE GARAGE

TENURE  
Freehold

#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been

described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.

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

### Draft Details

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

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

