



Orchard Way | North Crawley | Newport Pagnell | MK16 9LU

Offers In Excess Of  
£500,000

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We are delighted to present this well-presented detached bungalow on sought-after Orchard Way in the desirable village of North Crawley, offered with no onward chain. Featuring spacious living accommodation over 1500 square feet, including a dual-aspect sitting/dining room, kitchen with garden access, three bedrooms, including a principal bedroom with en-suite, and a double garage. Set on a generous plot with a private rear garden, driveway parking and easy access to local amenities, countryside walks, Newport Pagnell and M1 links.

- Detached bungalow in a sought-after cul-de-sac in North Crawley.
- Double garage offering excellent storage and parking.
- Three double bedrooms, including a generous principal bedroom with en-suite.
- Convenient links to Milton Keynes, Bedford and the M1 (J14) for commuters.
- Generous front garden with ample driveway parking.
- Large dual-aspect sitting/dining room with bay window and French doors for garden access.
- Private, well-maintained rear garden with large wrap-around patio.
- Surrounded by attractive countryside and walking routes.

## Welcome to Orchard Way

Situated along the sought-after cul-de-sac Orchard Way, this attractive detached bungalow enjoys a generous frontage with a well-maintained concrete driveway providing ample off-road parking and leading to a substantial double garage. The property is set back from the road behind mature hedging and established shrubs, offering a high degree of privacy, while the neatly landscaped front garden wraps around the home with a variety of greenery softening the approach.

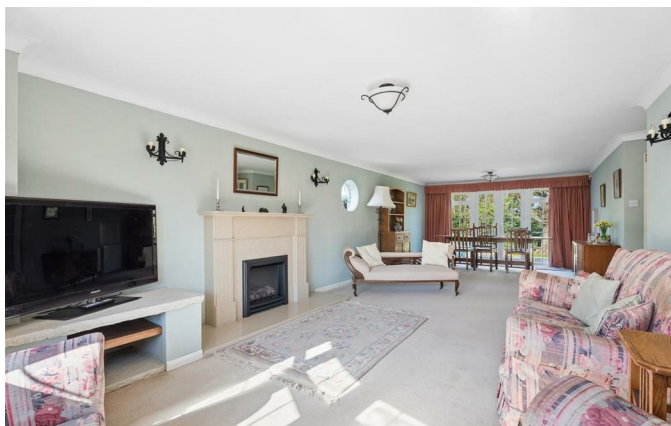
## Porch/Entrance Hall

The property opens into a welcoming entrance hall, creating a bright impression with its neutral décor and natural light filtering through. The spacious hallway provides access to all principal rooms, enhanced by multiple ceiling lights and a sense of flow throughout, while a useful porch area offers a practical transition into the home, ideal for coats and shoes. There is a lot of storage available with a boarded loft, airing cupboard for towels/linen and a cloaks cupboard for coats and shoes.

## Sitting/Dining Room

33'4" x 14'11" (10.18 x 4.55)

A superbly proportioned sitting/dining room forms the heart of the home, offering an impressive dual-aspect space. The sitting area is centred around an attractive feature fireplace, with a charming bay window to the front allowing natural light to pour in. This flows seamlessly into the dining area, where French doors open onto the garden. The room is generously sized, comfortably accommodating both lounge and dining furniture, and benefits from a pleasant outlook, making it a versatile living space.





### Kitchen

12'7" x 11'1" (3.85 x 3.4)

The kitchen is a well-proportioned space, fitted with a comprehensive range of wall and base units providing ample storage, complemented by generous worktop surfaces and integrated appliances. The oven and hob are integrated, fridge and dishwasher are freestanding. A large window overlooks the garden, allowing for plenty of natural light and a pleasant outlook, while there is also space for a breakfast table, making it ideal for informal dining. Accessed from the kitchen there is a useful lean to extension which has a door leading to the garden and offers space for further appliances.

### Principal Bedroom

12'11" x 11'4" (3.94 x 3.46)

Bedroom one is a generous double room, enjoying a large window to the front aspect which allows for plenty of natural light. The space comfortably accommodates a double bed alongside additional bedroom furniture. A well-proportioned layout makes this an ideal principal bedroom, offering ample room for wardrobes and storage.

### En-suite

The en-suite features a modern walk-in shower with glass enclosure, alongside a vanity wash hand basin with built-in storage and a low-level WC.

### Bedroom Two

11'4" x 8'11" (3.47 x 2.72)

Bedroom two is a comfortable double room, enjoying a pleasant outlook through a large window that fills the space with natural light. Well-proportioned, it offers ample room for a double bed and additional furniture. The neutral décor provides a blank canvas for personalisation, while the layout ensures a practical and inviting space.

### Bedroom Three

11'2" x 8'10" (3.42 x 2.71)

Bedroom three is a versatile room, currently arranged as a study and benefits from a large window providing a pleasant outlook and excellent natural light. Well-proportioned, it would comfortably serve as a bedroom, home office or hobby room, offering flexibility to suit a range of needs.

### Family Bathroom

The family bathroom is well-sized and filled with natural light from a window to the rear elevation. It is fitted with a panelled bath with shower attachment, a vanity wash hand basin with storage beneath, and a low-level WC.

### Double Garage

16'2" x 15'8" (4.95 x 4.78)

The property also benefits from a substantial double garage, offering excellent secure parking as well as additional storage space. Accessed via the driveway or garden, it provides versatility for a range of uses, whether for vehicles, a workshop or general storage. There is plumbing available if required.

### Garden

The rear garden is a generous space, predominantly laid to lawn. A paved patio area spans the rear of the property, providing the perfect spot for outdoor seating and dining, while the remainder of the garden offers a wide expanse of lawn bordered by mature hedging and planting, creating a good degree of privacy. A variety of established trees and shrubs add character and there is also a greenhouse.

### Your Local Area

North Crawley is a charming rural village located just 2.5 miles east of Newport Pagnell, offering a peaceful countryside setting while remaining conveniently close to a wide range of amenities. The village itself features a traditional village shop, highly regarded primary school, historic church and two popular pubs, including The Cock Inn, along with a village hall and The Institute hosting community activities. There are attractive green spaces throughout, including Kilpin Green, a recreation field with children's play area, sports pitches and cricket and bowls clubs, as well as surrounding countryside walks. For a wider selection of shops, supermarkets, restaurants and well-rated schooling, Newport Pagnell is just a short drive or bus journey away, with regular services taking around 10 minutes. The village is well positioned between the A421 and A422, providing easy access to the M1 (J14) and connections to Milton Keynes, Bedford and beyond, making it ideal for commuters seeking a semi-rural lifestyle with strong transport links.

### Material Information

About the property; Council Tax Band: E (Milton Keynes Council), Construction Materials: Traditional

Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Oil, Broadband: , Broadband speed: , Mobile coverage:



Approximate Gross Internal Area  
 119.3 sq m / 1284 sq ft  
 Garage = 23.8 sq m / 256 sq ft  
 Total = 143.1 sq m / 1,540 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating   |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| <p>Very energy efficient - lower running costs</p> <p>192-208 <b>A</b></p> <p>151-191 <b>B</b></p> <p>109-150 <b>C</b></p> <p>68-108 <b>D</b></p> <p>29-67 <b>E</b></p> <p>1-28 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p> |                         | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>192-208 <b>A</b></p> <p>151-191 <b>B</b></p> <p>109-150 <b>C</b></p> <p>68-108 <b>D</b></p> <p>29-67 <b>E</b></p> <p>1-28 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |
|  | 70                      |  |                         |
|  | 59                      |  |                         |
| England & Wales  | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |

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