



- Four Bedrooms
- Detached Home
- No upper chain
- Fantastic Location

- Two En-suites
- Three Reception Rooms
- Conservatory
- Detached Double Garage

To arrange a viewing
please call 01908 675747

This FANTASTICALLY LOCATED home overlooks the CRICKET GROUND. The property also benefits from TWO ENSUITES, a conservatory, DETACHED DOUBLE GARAGE, three reception rooms, cloakroom & LOVELY REAR GARDEN.

This fantastic detached home in this idyllic position has a wealth of benefits and is in excellent condition. The property in brief comprises of a reception hall leading to downstairs cloakroom, study, living room leading to conservatory, kitchen, separate dining room and utility room. Upstairs the master and second bedroom both boast en-suites along with a further two bedrooms and family bathroom. Outside there is an attractive front and rear gardens with a detached double garage and driveway.

EPC Rating: D

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- Detached Double Garage
- Attractive Gardens

LOCATION: WAVENDON GATE

Wavendon Gate is situated to the South East of Milton Keynes. The area lies to the edge of the city, adjacent to the historical village of Wavendon. The centre of the area is dominated by a cricket ground and pavilion. Education is at Wavendon Gate Combined School and at Walton High Secondary School.

GROUND FLOOR

ENTRANCE HALL

Leaded light double glazed window to front aspect, stairs rising to first floor, wood effect laminate flooring, 2 radiators, burglar alarm control panel, door to:

DOWNSTAIRS CLOAKROOM

Frosted leaded light window to front aspect, fitted with 2 piece suite comprising corner wash hand basin with mosaic tiled splashbacks, close couple WC, extractor fan, radiator, wood effect laminate flooring.

STUDY

11'7 x 5'2 (3.53m x 1.57m)
Leaded light double glazed bay window to front aspect, wood effect laminate flooring, TV point, radiator.

LOUNGE

16'6 x 11'7 (5.03m x 3.53m)
Double glazed French doors leading to conservatory with double glazed leaded light windows to either side, wood effect laminate flooring, 2 radiators, fireplace with feature surround, TV points and telephone points.

CONSERVATORY

11'7 x 9'10 (3.53m x 3.00m)
Brick based with uPVC double glazed construction, Double doors to garden, electric heater.

DINING ROOM

Double glazed leaded light window to front aspect, wood effect laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

11'1 x 10'6 (3.38m x 3.20m)
Fitted with a matching range of base and eye level units with drawers, underlighting and worktop space, 1 & ½ bowl stainless steel sink unit with mixer tap, built in integrated fridge/freezer, dishwasher, double oven, four ring gas hob with extractor hood over. Double glazed leaded light window to rear aspect, radiator, tiled flooring, door to:

UTILITY ROOM

6'6 x 5'8 (1.98m x 1.73m)
Fitted with a matching range of base, eye & floor to ceiling units, worktops, circular sink unit with mixer tap, gas radiator boiler, double glazed leaded light window to rear aspect, door to garden, tiled floor.

FIRST FLOOR

LANDING

Door to airing cupboard, loft access with ladder, smoke detector, door to:



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MASTER BEDROOM

12'0 x 11'8 (3.66m x 3.56m)
Leaded light double glazed window to front aspect, built in wardrobe, radiator, door to:

ENSUITE SHOWER ROOM

Fitted with a 3 piece suite to comprise: fully tiled shower cubicle with power shower, close coupled wc, pedestal wash hand basin, tiled splash areas, wall mounted shaver point, extractor fan fitted to outside wall, radiator, vinyl wood effect flooring, frosted leaded light double glazed window to front aspect.

BEDROOM 2

12'0 x 10'4 (3.66m x 3.15m)
Leaded light double glazed window to front aspect, built in wardrobe, radiator, door to:

ENSUITE SHOWER ROOM

Fitted with a 3 piece suite to comprise: fully tiled shower cubicle with power shower, close coupled wc, pedestal wash hand basin, tiled splash areas, wall mounted shaver point, extractor fan fitted to outside wall, radiator, vinyl wood effect flooring, frosted leaded light double glazed window to front aspect.

BEDROOM 3

11'8 x 9'7 (3.56m x 2.92m)
Double glazed window to rear aspect, radiator.

BEDROOM 4

10'2 x 9'7 (3.10m x 2.92m)
Double glazed window to rear aspect, radiator.

BATHROOM

Fitted with a 3 piece suite to comprise: panelled bath with mixer taps and shower attachment, close coupled wc, pedestal wash hand basin, tiled splash areas, wall mounted shaver point, radiator, vinyl wood effect flooring, sunken ceiling spot lights, leaded light double glazed window to rear aspect.

OUTSIDE

FRONT

Well presented front garden, boundary defined by decorative brick well, enter via gap in the wall with pillars either side, laid to lawn.

REAR GARDEN

Beautiful rear garden with a variety of plants and shrubs, paved patio, mainly laid to lawn, courtesy door to garden, side gate.

PARKING

DRIVEWAY

Double driveway leading to:

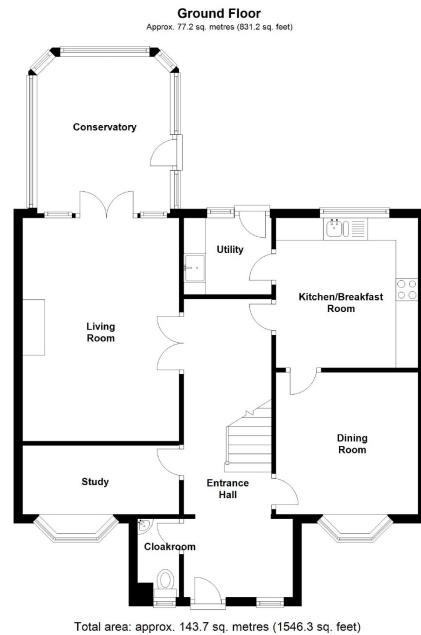
DOUBLE GARAGE

Detached double garage, 2 up and over doors, power and light.

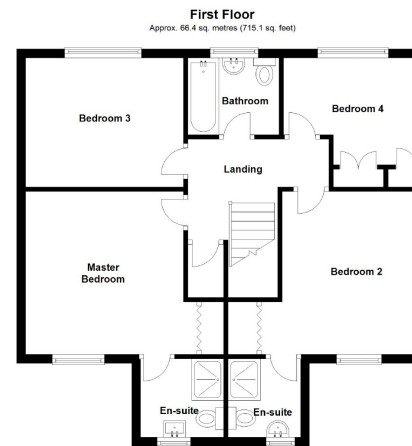
TENURE

Freehold

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Total area: approx. 143.7 sq. metres (1546.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. Valuation appointments available seven days a week.

Viewing Arrangements

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

Monday to Friday 8.30 am - 6.30 pm
Saturday 9.00 am - 4.00 pm
Sunday 11.00 am - 3.00 pm

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