



Stratford Road, Milton Keynes, MK12 5LX

Plot 2 Stratford Rise
113 Stratford Road
Wolverton
Milton Keynes
Buckinghamshire
MK12 5LX

£595,000

A BRAND NEW four bedroom family home located in the popular area of Wolverton. Situated on a small select Development of just four contemporary designed detached properties. Located close to Wolverton Train Station and all amenities, this property is due to be completed June 2024.

This home is of traditional construction under a slate roof and offers spacious living accommodation over three floors. The accommodation comprises, entrance hall, cloakroom, study and utility room on the ground floor. The first floor offers four double bedrooms (en-suite to the master) and a family bathroom. The stunning second floor offers open plan living with a large living room opening on to full width balcony and an open plan kitchen/dining area, lounge, kitchen/dining and a utility room. To the exterior there is double width carport and an enclosed rear garden.

****CHOICE OF KITCHEN UNITS AND SANITARY WARE ARE AVAILABLE (SUBJECT TO BUILD STAGE) FROM A PRE-SELECTED RANGE.**

- BRAND NEW THREE STOREY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING WITH BALCONY
- STUDY
- CLOAKROOM & UTILITY ROOM
- DOUBLE CARPORT
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- CLOSE TO TRAIN STATION
- ANTICIPATED COMPLETION DATE BY JULY 2024





Specification

General - External

- PVC-u front and rear anthracite grey entrance door with chrome ironmongery and numerals and obscure glass.
- Grey PVC-u double-glazed windows and French doors to rear and Bi-Fold doors to balcony.
- External water tap.
- Planted frontage in accordance with the landscaping plan. Rear garden graded and rotovated.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (Plot 1 only).
- Party fencing 1.8m high close boarded panels.
- Rear garden with patio area.
- Block paved driveway.
- 2 parking space under car port.

General – Internal

- Panelled internal doors with chrome ironmongery.
- White emulsion to walls.
- All woodwork to be a satinwood white finish.
- Smooth ceilings throughout
- Second floor ceiling height, 2.9m with dual aspect
- 4 double bedrooms
- En-suite to master bedroom
- Renewable energy heating system via an Air Source Heat Pump to radiators.
- Under stairs storage cupboard
- Downstairs W.C

Kitchen

- Professional designed kitchen with choice of contemporary soft close kitchen units with work surfaces and matching upstands.
- 1 ½ sink bowl with chrome mixer tap.
- 4 ring induction hob on kitchen island and extractor hood.
- Integrated ovens, dishwasher and fridge/freezer.

Utility Room

- Choice of contemporary soft close units with work surfaces and matching upstands.
- Sink bowl with drainer and chrome mixer tap.
- Integrated washing machine.
- Space & electrics for tumble dryer.

Cloakrooms, Bathrooms and En-suites

- White sanitaryware with chrome fittings
- Choice of ceramic wall tiles.
- Chrome towel rail to bathrooms and en-suites only.
- Recessed chrome downlighters.
- Shaver point to bathrooms and en-suites.
- Soft close toilet seats.
- Choice of ceramic wall tiles to tiled areas.
- Full height tiling to shower and bath areas.
- Low profile shower tray with stainless steel framed clear glass enclosure.
- Bar style chrome shower mixer

Electrical

- Mains operated smoke detectors and carbon monoxide detector.
- Telephone and television socket to living room and all bedrooms.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Up and down style light fitted to all external entrance doors.
- Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high-speed internet.
- Un-switched fused spur to be provided for future installation of an alarm.
- Photovoltaic panels.
- Chrome switches and sockets throughout.
- USB sockets at selected points.
- EV charger to car port.

Purchasers' upgrades

- Integrated tumble dryer to utility room.
- Security alarm.
- Turf to rear garden.
- Shed and base to rear garden.
- Flooring, choice of hard floor covering (Karndean or similar) or carpet.
- Enclosed Bin store.
- Built in wardrobes.

10-year warranty and 12 months FSG Estates Customer Care.

Cost/ Charges/ Material Information

Tenure: Freehold

Local Authority: Milton Keynes Council
Council Tax Band: TBC for the year 2024/25

EPC Rating: Band B.

Mains drainage, electricity and water are all connected.

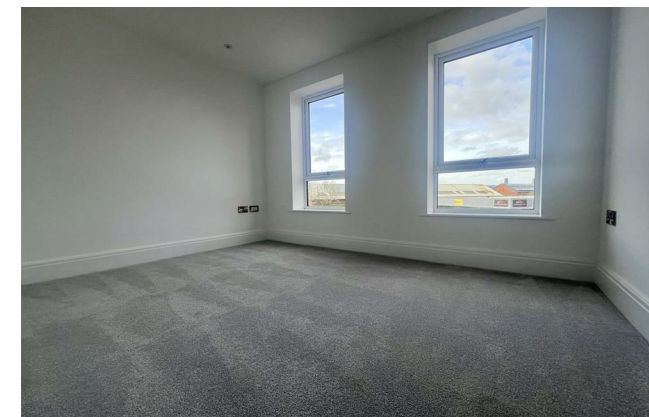
Location - Wolverton

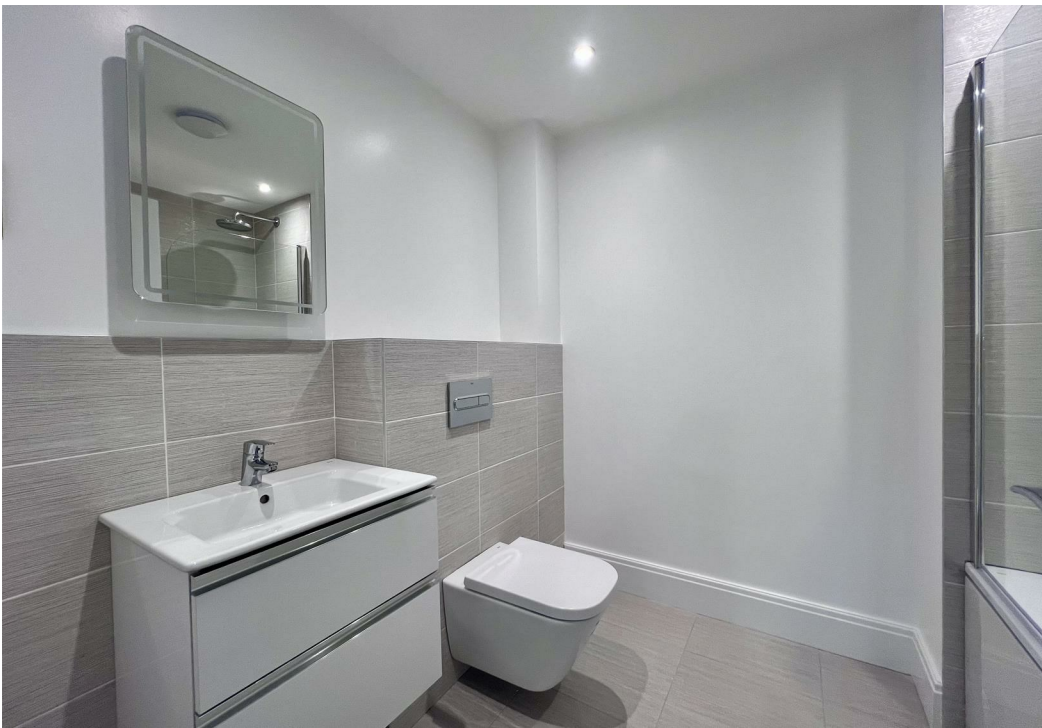
The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops . Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

Disclaimer

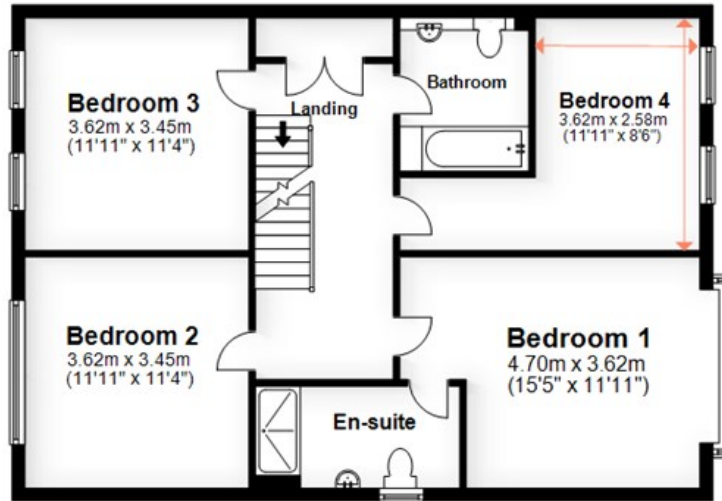
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



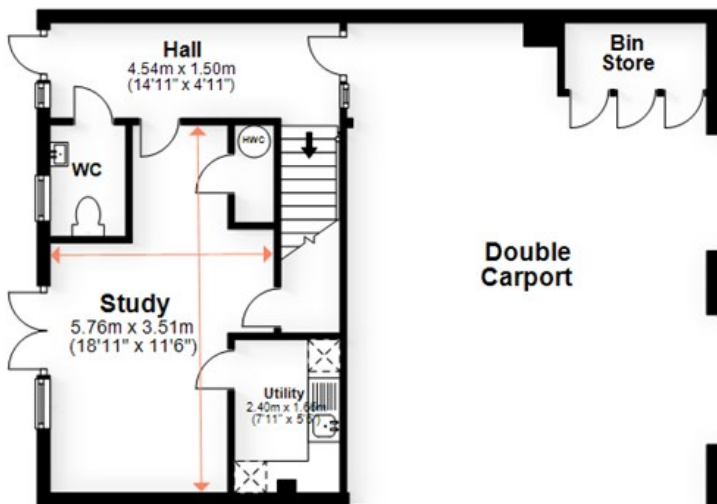




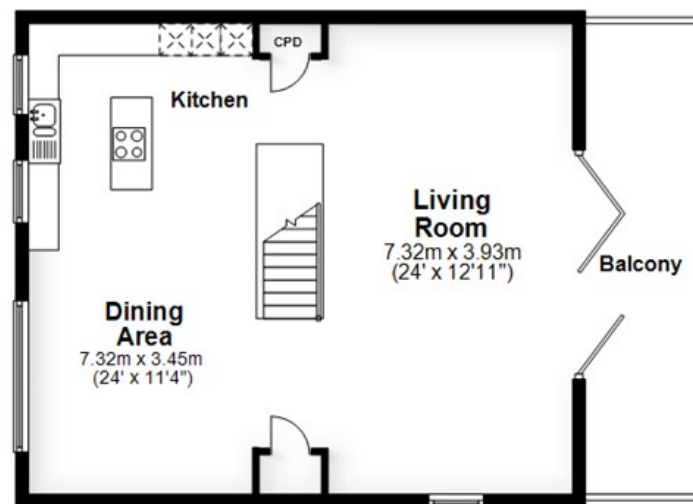
First Floor
Approx. 77.6 sq. metres (835.5 sq. feet)



Ground Floor
Approx. 33.4 sq. metres (359.9 sq. feet)



Second Floor
Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 173.8 sq. metres (1870.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Fine & Country.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

