



Belmont Court, Milton Keynes, MK8 8AG

14 Belmont Court
Two Mile Ash
Milton Keynes
MK8 8AG

Guide Price £700,000

We are delighted to offer for sale this stunning, extended three bedroom detached bungalow which is available for sale for the first time in over 25 years. The current owners have extended and improved this property over the years, and it has to be one of the stand-out bungalows to come to the market for quite some time. From the spacious entrance to the professionally landscaped gardens, this property will tick so many boxes on your list.

The property is situated on a corner plot and has two driveways, which can accommodate up to six vehicles. The larger driveway to the side has the space to accommodate a motorhome or boat. The accommodation comprises, entrance hall, living room, dining room, conservatory, re-fitted kitchen, plus a utility room which is an addition from original and has since been re-fitted. There are three double bedrooms, all three are doubles, with bedroom three currently being used as a study/home office. The principal bedroom was originally two bedrooms, converted into one. It offers an extensive range of fitted wardrobes and gives direct access into the rear garden. It is served by a large wet room, which is fully tiled. The second bedroom has built-in wardrobes and the main family bathroom has also recently been re-fitted. To the exterior, both the front & rear gardens have been professionally landscaped, and offer peace and privacy. The bungalow is enclosed to the front by a dwarf wall and the double width block paved driveway leads to an oversized garage. The second driveway to the side is also blocked paved, and offers parking for up to another four vehicles.





Accommodation

The property is entered via a part glazed door with glazed side panels into the entrance hall. Cloak cupboard. Linen cupboard. Doors to two bedrooms and the family bathroom. Doors to kitchen, dining room and living room.

The living room has a feature fireplace with an electric fire. French doors open onto the conservatory. Door to the study/bedroom three. Access to the dining room which has a double glazed window to the side aspect. Glazed door to the rear garden.

The conservatory is of part brick and UPVC double glazed construction. Tiled flooring. Radiator. Glazed doors lead to the rear garden.

The kitchen is located to the front of the property and has been re-fitted in a range of units to wall and base levels with granite worksurfaces over and an inset sink/drain. Built-in Neff induction hob and extractor fan. Fitted electric oven with warming oven. Bosch under-counter fridge and freezer. Glazed window to the front aspect, with fitted shutters. Tiled flooring leads into the utility room. A colour coordinated Blanco sink unit set into a worksurface. Units to base and wall levels. Dishwasher and space for washing machine. Glazed window to the front aspect, with fitted shutters. Obscure glazed door leading to the exterior through and under-cover storm porch.

The principal bedroom suite was originally two bedrooms and has a dressing area with a range of fitted wardrobes and cupboards. Double glazed doors lead to the rear garden. Door to a re-fitted wetroom comprising low level w.c., wash hand basin, and a shower cubicle. Obscure double glazed window to rear aspect. Fully tiled walls and floor. Two fitted storage units.

Bedroom two is of double size and has two double glazed windows to the front aspect, both with fitted shutters. Built-in, part mirror fronted wardrobes.

The study/bedroom three is of double size and has a double glazed window to the rear aspect.

Gardens & Garage

The front garden is enclosed by a brick-built dwarf wall with a double width opening to the paved driveway which leads to the garage. The garden is well planned with low maintenance in mind and is part laid to artificial grass with remainder being paved with raised brick-built flower and shrub beds. A second block paved driveway to the side offering parking for an additional four vehicles and is sheltered to the side by a Laurel hedge.

The rear garden has a contemporary feel and is enclosed by a retaining wall and timber fencing. This area is mainly paved and offers several pleasant seating areas, some sheltered by Pergolas. It has a raised sleeper flower and tree bed and a raised stone-built flower and shrub bed. Artificial area of grass which sits adjacent with a pleasant water feature. Outside dining with a stone-built chimney BBQ. Courtesy lighting. Outside tap. Gated side access leading to an enclosed storage area.

The garage has a roller-shutter electric front door opening into an over-sized garage. Wall mounted gas central heating boiler.

Exposed eaves in the roof for storage. Glazed door and window to the side aspect. Power and light connected.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band E.

Location - Two Mile Ash

Two Mile Ash has a local centre with a supermarket, Post Office and a fish and chip shop. It has two highly rated schools (Two Mile Ash Middle School and Ashbrook First School) and two pre-schools (Two Mile Ash Pre-school and Helping Hands). Close by is Abbey Hill Golf Course and the Mercure Hotel and Conference Centre. CMK railway station with trains to London Euston and the North is approximately three miles away, with the fastest trains to Euston taking just 30 minutes. CMK shopping centre is a reasonable walk or short bus/car journey away.

Note for Purchasers

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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.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

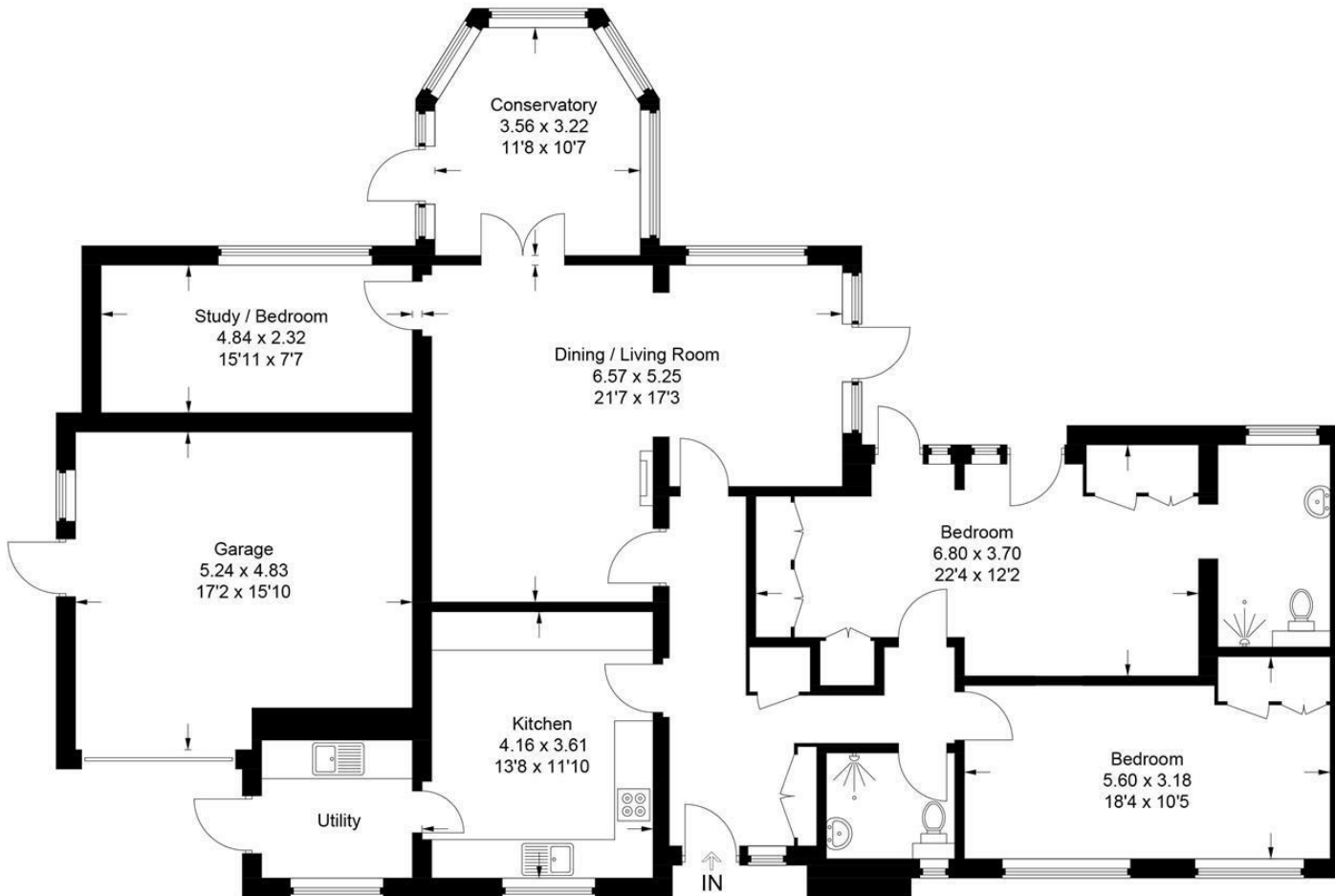
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





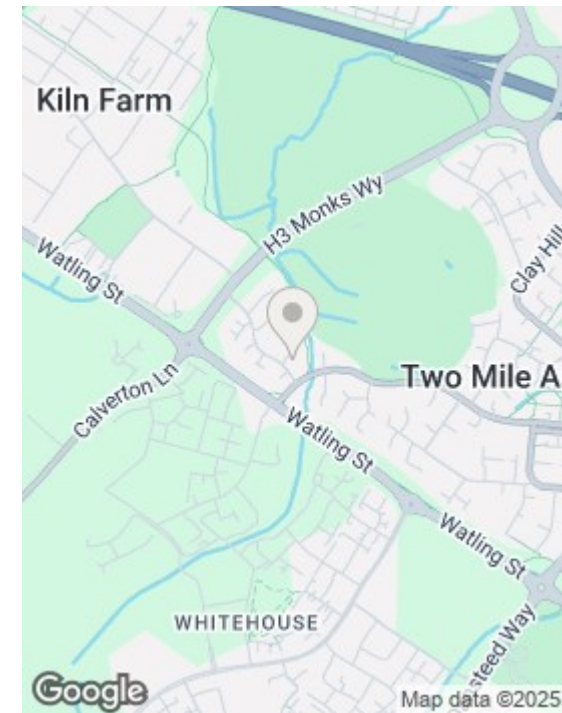


Approximate Gross Internal Area = 161.2 sq m / 1,735 sq ft



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
(81-91) B	
(69-80) C	64
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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