



Aldrich Drive, Milton Keynes, MK15 9LU

**Paddock View 104 Aldrich Drive
Willen
Milton Keynes
MK15 9LU**

£750,000

This outstanding, extended four bedroom detached property offers both space and quality spread over two floors with a fantastic contemporary, open plan entertaining space on the ground floor complimenting this high calibre home.

The location is quite unique being situated opposite a paddock and a few minutes walk from Willen Lake. The accommodation in brief comprises; entrance hall, re-fitted cloakroom, kitchen/living/family room, snug, office and a utility room complete the ground floor living space. The first floor offers four double bedrooms, with a re-fitted en-suite to the master and a re-fitted family bathroom.

To the exterior the detached double garage has a triple width driveway. The rear garden has been redesigned and offers a large entertaining/seating area. Being located close to Willen Lake this property makes the perfect family home. The current owners have made major improvements and we recommend an early internal appointment.

- EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING/FAMILY ROOM OFFERING 500 SQ FT OF ENTERTAINING SPACE
- RE-FITTED ENSUITE & FAMILY BATHROOM
- DETACHED DOUBLE GARAGE





Ground Floor

The property is entered via a bespoke handmade front door with glazed side panels into the entrance hall. Access to the kitchen/living/family room, snug and office. A door leads to the cloakroom with a re-fitted suite comprising low level w.c. and wash hand basin. Obscure double glazed window to the side aspect.

The snug is located to the front of the property with a double glazed window to the front aspect. The office/study has a double glazed window overlooking the paddock to the front of the property.

The stunning kitchen/living/family room extends to a generous 500 square feet of entertaining space. Full width sliding glazed doors open to the rear garden. The kitchen has been re-fitted in a range of units to wall and base levels with quartz work surfaces over, and incorporating a large island with a an induction hob and an integrated wine fridge. The Belfast style sink has a Quooker tap. Integrated dishwashers to both sides of the sink. There are two integrated Neff slide and hide ovens. Space and plumbing for an American style fridge/freezer. A door leads to the utility room which is fitted in a range of units to wall and base levels. Space for under-counter appliances, one with plumbing for a washing machine. Concealed wall mounted gas boiler and under-floor heating manifolds which serve the ground floor. A part glazed door leads to the side aspect.

First Floor Landing

Double glazed window to the front aspect. Access to the loft. Linen cupboard.

The master bedroom includes fitted wardrobes and a double glazed window with paddock views. Door to the re-fitted en-suite comprising low level w.c., double width shower with a glazed shower screen, and a wash hand basin. Obscure double glazed window to the side aspect. Heated towel rail.

Bedroom two has a range of fitted wardrobes and a double glazed window to the rear aspect. Bedroom three has a double glazed window overlooking the rear garden. Bedroom four is of double size and has two double glazed windows to the front aspect.

The family bathroom has been re-fitted in a suite comprising low level w.c., wash hand basin set in a vanity unit and a panel bath with a shower over and fitted glazed shower screen. Heated towel rail. Obscure double glazed window to the rear aspect.

Gardens & Garage

The front garden is laid to lawn with a path leading to the front door. A triple width driveway leads to an attached double garage with an electric roller shutter front door. Power and light connected. Storage space in the roof space. Gated side access leads to the rear garden comprises a large paved seating area spanning the width of the property. Mainly laid to lawn. Raised planted sleeper shrub/plant bed. Exterior power, and courtesy lighting. Fully enclosed.

Key Features & Specification

- New Worcester boiler.
- 16 PV panels with potential for battery storage or feed-in tariff

use.

- Underfloor heating to the ground floor.
- Cast iron radiators to the first floor.
- EV charger.
- Bespoke Hinson handmade front door.
- Electric double garage door.
- Fully landscaped private rear garden with patio space and mature trees.
- Open-plan living/kitchen space, with new kitchen.
- Double Neff slide-and-hide oven.
- Bora Pure X island hob.
- Wine fridge.
- Double Samsung dishwasher.
- Quooker hot and filtered water tap.
- Refitted bathroom and en-suite.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: Band E.

Planning permission has been granted (Planning Ref No 23/02045/HOU) for a loft conversion which would provide an additional double bedroom with en-suite.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

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.



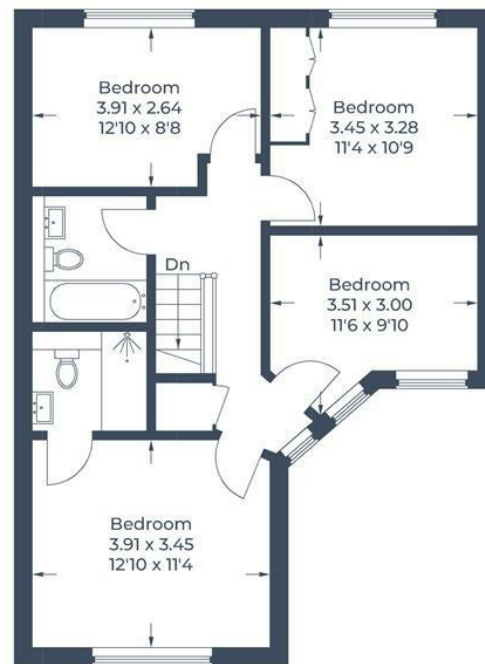




Approximate Gross Internal Area
 Ground Floor = 83.4 sq m / 898 sq ft
 First Floor = 61.6 sq m / 663 sq ft
 Double Garage = 25.0 sq m / 269 sq ft
 Total = 170.0 sq m / 1,830 sq ft

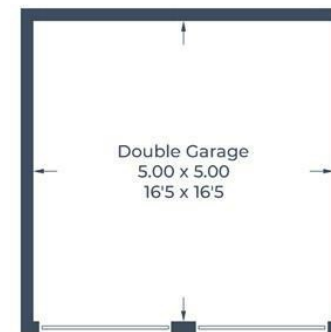


Ground Floor

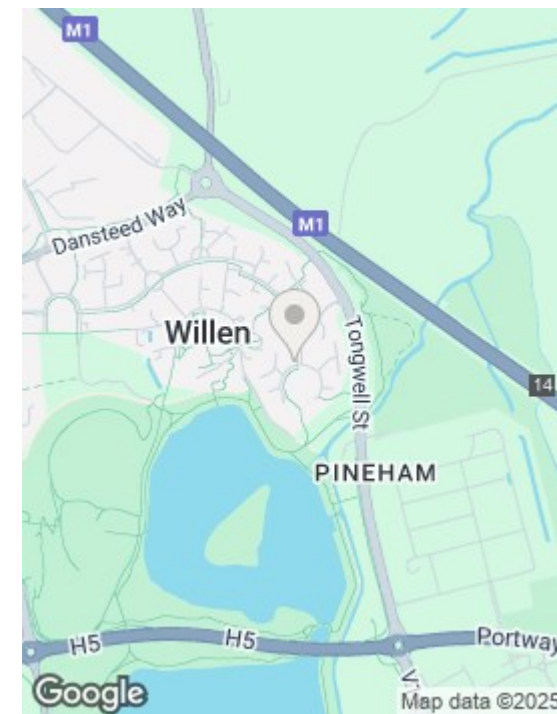


First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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(Not Shown In Actual
 Location / Orientation)



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		
(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	80	84
EU Directive 2002/91/EC		

