



Connells

Ruddington Avenue
Broughton MILTON KEYNES



Property Description

A superb opportunity to purchase this four bedroom modernised detached family home situated within the much sought after residential area of Broughton a location that boasts easy access to the 'Kingston' shopping centre, local amenities, the M1 & A5 and falling within the Oakgrove school catchment.

This beautifully presented four-bedroom detached home offers a perfect blend of contemporary design and family-friendly comfort. The property briefly comprises entrance hall, cloakroom, lounge, kitchen/breakfast room, utility room, dining room, master bedroom with en suite, three further bedrooms, front & rear gardens and double garage. Summer house. Garage converted to study. From the moment you step into the spacious central hallway, you're greeted by a sense of light and openness that carries throughout the property. Viewing highly recommended.

Entrance

Double fronted detached frontage. Path to front door. Large drive for parking. Nicely presented. Two main reception rooms at front. Juliet balcony to front.

Entrance Hall

Entrance hall leads to lounge, reception room currently used as bedroom five, dining room.

Study/Bedroom Five

10' 1" x 7' 2" (3.07m x 2.18m)
Garage converted to study/reception room or could be used as a fifth bedroom. Building regulation approval and completion certificate.

Cloakroom

Downstairs cloakroom toilet with shower unit.

Lounge

14' 7" x 11' 1" (4.45m x 3.38m)
Double glazed window to front aspect. Open light bright room. Wall mounted radiator.

Dining Area

11' 8" x 10' 1" (3.56m x 3.07m)

Space for table and chairs. Double glazed doors to back garden. Wall mounted radiator.

Kitchen/Breakfast Room

16' 7" x 9' 5" (5.05m x 2.87m)

Impressive open plan, modern kitchen, it is bright and light kitchen/diner, Stainless steel sink with drainer and mixer tap. A great well laid out kitchen with cupboards and worktops. Gas cooker top with extractor fan above. Double oven at head height. Spotlights in the ceiling. Space for table and chairs. Wall mounted radiator.

Utility Room

7' 8" x 7' 5" (2.34m x 2.26m)

Double glazed window to back aspect. Door access to downstairs cloakroom. Partly glazed double glazed back door to side aspect. Stainless steel sink with drainer over looking view of back garden.

First Floor Landing

Landing to Bedroom one with en-suite bedroom two, bedroom three bedroom four and Family bathroom,

Master Bedroom

12' 11" x 10' 1" (3.94m x 3.07m)

Double glazed window to front aspect. Double doors to Juliet balcony Storage cupboards. Carpeted flooring.

En-Suite

Ensuite comprises of three piece suite shower

low level W.C and sink.

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m)

Double glazed window to front aspect. Carpeted flooring. Wall mounted radiator.

Bedroom Three

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to back aspect. Wall mounted radiator. Carpeted flooring.

Bedroom Four

10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed to windows one to back aspect and one to side aspect. Wall mounted radiator. Carpeted flooring.

Family Bathroom

Double glazed window to rear aspect. Light and bright family bathroom. Tiled floor to ceiling. Large stainless steel towel rail. Comprises of a four piece suite with bath with shower over. Shower screen. Low level W.C sink with pedestal. Mirror.

Double Garage

Front Garden

Laid to lawn frontage. shrubs, well maintained neat and tidy. Large drive

Rear Garden

Mainly laid to lawn. Patio outside entertainment area. Large summer house storage shed with double glazed doors.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax Band: E

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Tenure: Freehold



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