



**Connells**

Pettingrew Close  
Walnut Tree Milton Keynes



# Pettingrew Close Walnut Tree Milton Keynes MK7 7LL

for sale  
**£415,000**



## Property Description

This well presented four-bedroom semi-detached home offers spacious and versatile living in a sought-after residential area. The heart of the property is a recently refitted kitchen that flows seamlessly into an open-plan lounge diner, perfect for entertaining or family meals. The primary bedroom benefits from its own ensuite, while the remaining bedrooms are well-proportioned and ideal for growing families or guests. Outside, the property features driveway parking, a garage, and a private rear garden that provides a peaceful retreat.

Situated within walking distance of Walnut Tree local centre and schools, the location is ideal for families. Nature lovers will appreciate the proximity to the scenic Caldecotte Lake, offering tranquil walks and outdoor activities. Commuters are well-served by excellent road links including the A5 and M1, and nearby train stations such as Bletchley and Milton Keynes Central provide fast connections to London and beyond. For shopping, residents can enjoy a range of options from local convenience stores to the extensive retail and leisure facilities at Kingston District Centre and Central Milton Keynes. This home combines comfort, convenience and lifestyle in one attractive package.

## Entrance Hall

Double glazed window to side. Vinyl Flooring. Wall mounted radiator.

## Cloakroom

Double glazed windows to side. Wash hand basin, W.C, radiator, Carpeted flooring.

## Lounge

13' 3" x 12' 5" ( 4.04m x 3.78m )  
Double glazed windows to front. Radiator. Carpeted flooring. Opening into dining room.

## Dining Room

10' 11" x 7' 9" ( 3.33m x 2.36m )  
Patio door to rear, carpeted flooring.

## Kitchen

8' 11" x 7' 11" ( 2.72m x 2.41m )  
Double glazed door to rear. Double glazed window to rear. Howdens fitted kitchen, under cabinet lighting. Four ring gas hob, integrated dishwasher, integrated washing machine, integrated fridge freezer. Panelled splashback, laminated flooring. Integrated microwave, integrated oven, fitted wall and base units.

## Landing

Loft access. Carpeted flooring. Storage cupboard.

## Bedroom One

13' 6" x 8' ( 4.11m x 2.44m )

Double glazed window to front. Velux sky light. Wall mounted radiator. Carpeted flooring.

## En-Suite

Velux window, electric shower, W.C vanity unit wash hand basin, wall mounted radiator, carpeted flooring. extractor fan, tiled splashbacks.

## Bedroom Two

13' 4" x 8' 11" ( 4.06m x 2.72m )

Double glazed window to front. Fitted wardrobe. Laminated flooring. Wall mounted radiator.

## Bedroom Three

11' x 8' 11" ( 3.35m x 2.72m )

Double glazed window to front. Wall mounted radiator, carpeted flooring.

## Bedroom Four

9' 8" max x 6' 5" max ( 2.95m max x 1.96m max )

Double glazed window to front. Fitted wardrobe, carpeted flooring, wall mounted radiator, store cupboard.

## Family Bathroom

Double glazed window to rear. "P" shaped bath shower over, W.C, wash hand basin in vanity unit. Vinyl flooring. Half tiled. Wall mounted towel rail radiator.

## Loft Space

Pull down ladder. Boiler in loft, serviced in June, Lighting in loft. Boarded.

## Outside Space

## Front Garden

Driveway parking for one vehicle, mainly laid to lawn.

## Rear Garden

Mainly laid to lawn. Garage access. Gated side access. Paved patio. Shed. Raised deck. End fence. Shrub beds. South Easterly facing.

## Garage

Up and over garage. Power to garage. Gas and electric meters. Courtesy access. Electrics done September 2024. Separate fuse board for main board.







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](http://www.focalagent.com)

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C Council Tax Band: D

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Tenure: Freehold



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