

Dixie Lane, Wavendon Gate, MK7 7AZ
Offers in Excess of £550,000 Freehold



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Sales & Lettings

A delightful looking four bedroom detached family home situated in the very popular Wavendon Gate residential area. The property offers ideal living accommodation for the family with two reception rooms, fitted kitchen/diner, utility, downstairs cloakroom, four bedrooms with en-suite to the master, family bathroom, enclosed rear garden integral garage, front garden and driveway for two vehicles.



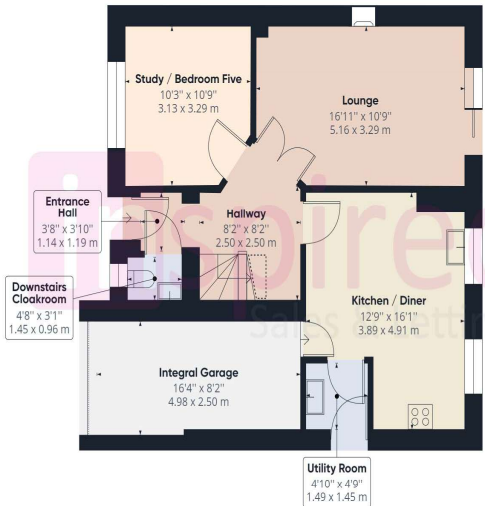

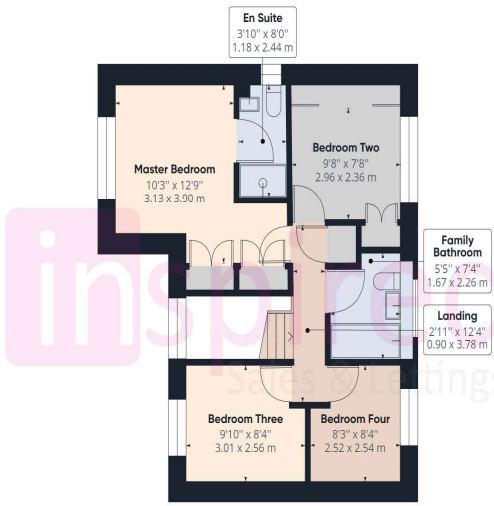

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Wavendon Gate, MK7 7AZ




Close by are very popular schools, local shops, a day nursery and family friendly pub and also there are plenty of green areas great for dog walking and play areas for the kids. Wavendon Gate is conveniently located giving good road access to Bletchley and Milton Keynes as well as the A5 and M1.



 <p>Ground Floor</p> <p>Study / Bedroom Five: 10'3" x 10'9" (3.13 x 3.29 m)</p> <p>Lounge: 16'11" x 10'9" (5.16 x 3.29 m)</p> <p>Entrance Hall: 3'8" x 3'10" (1.14 x 1.19 m)</p> <p>Hallway: 8'2" x 8'2" (2.50 x 2.50 m)</p> <p>Downstairs Cloakroom: 4'8" x 3'1" (1.45 x 0.96 m)</p> <p>Kitchen / Diner: 12'9" x 16'1" (3.89 x 4.91 m)</p> <p>Integral Garage: 16'4" x 8'2" (4.98 x 2.50 m)</p> <p>Utility Room: 4'10" x 4'9" (1.49 x 1.45 m)</p>	 <p>Approximate total area⁽¹⁾</p> <p>1249.72 ft² 116.10 m²</p> <p>Reduced headroom</p> <p>6.81 ft² 0.63 m²</p>
 <p>Floor 1</p> <p>En Suite: 3'10" x 8'0" (1.18 x 2.44 m)</p> <p>Master Bedroom: 10'3" x 12'9" (3.13 x 3.90 m)</p> <p>Bedroom Two: 9'8" x 7'8" (2.96 x 2.36 m)</p> <p>Family Bathroom: 5'5" x 7'4" (1.67 x 2.26 m)</p> <p>Landing: 2'11" x 12'4" (0.90 x 3.78 m)</p> <p>Bedroom Three: 9'10" x 8'4" (3.01 x 2.56 m)</p> <p>Bedroom Four: 8'3" x 8'4" (2.52 x 2.54 m)</p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	72	
(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	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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