

## 10 Fonda Meadows, Oxley Park, MK4 4TQ Offers Over £580,000

Occupying a great sized plot in the sought after Oxley Park development, this detached family home has been recently updated and is simply ready to move in and enjoy. There are four double bedrooms, a fantastic 8 meter kitchen dining & family room that opens out into more living space with bi folding doors leading out side, a spacious living room and a great sized garden that is very private due to the way the surrounding properties are positioned.

The home starts with a welcoming entrance hall that leads to the formal study, the spacious living room, cloakroom and then into the kitchen dining room that spans the whole rear of the house. The living room also connects into the dining space, with a useful utility room positioned off the kitchen area. The garden room features a glass roof, bi-folding doors and flows into the dining area making it a very sociable space. On the first floor, all four bedrooms are positioned off the landing, as is the family bathroom. There are built in wardrobes to two of the bedrooms and an an suite to the main bedroom. Outside there is double length driveway to the side leading to a garage with power, light and a door into the garden. The rear garden is a great size for a modern house and offers a full width patio, lawn and decking area.

Energy rating: D  
Council tax rate: E

## **ENTRANCE**

Entrance through double glazed door front door into entrance hall. Under stair storage cupboard. LED lighting. Wooden flooring.

## **CLOAKROOM**

Double glazed window to the side, Low level wc with recessed cistern, wash hand basin with mixer tap and vanity unit. Radiator. LED lighting.

## **STUDY 6'11" x 6'10" (2.12 x 2.10)**

Double glazed window to the front. Radiator. Wooden flooring.

## **LIVING ROOM 14'2" x 14'9" (4.32 x 4.51)**

Double glazed window to the front. TV and telephone points. Wooden flooring. Radiator.

## **KITCHEN DINER 27'7" x 8'9" (8.42 x 2.67)**

Two double glazed windows to the rear. Kitchen fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink and drainer with mixer tap. Electric oven, five ring gas hob with extractor over. Integrated dishwasher, integrated fridge freezer and fitted microwave. Tiled flooring. LED lighting. Radiator. Dining area with wooden flooring and opening into garden room. Door to utility room.

## **UTILITY ROOM 6'11" x 5'11" (2.12 x 1.81)**

Double glazed door to the side. Fitted wall and base units with work surfaces. Stainless steel sink with mixer tap. Wall mounted central heating boiler. Extractor fan and plumbing for washing machine. Tiled flooring. Radiator.

## **GARDEN ROOM 13'5" x 11'0" (4.11 x 3.36)**

Brick and UPVC construction with glass roof. Tiled flooring. Bi-folding doors across the rear. Radiator.

## **FIRST FLOOR LANDING**

Airing cupboard. Access to loft space.

## **BEDROOM ONE 10'6" x 10'9" (3.21 x 3.30)**

Measured to wardrobes. Double glazed window to the front. Built in wardrobes and additional fitted wardrobes with mirrored sliding doors. Radiator. Door to en-suite.

## **EN-SUITE**

Double glazed window to the front. Double shower cubicle with mains shower. Low level wc, wash hand basin with mixer tap and vanity unit. Electric shaver point. Extractor fan. Radiator.

## **BEDROOM TWO 12'9" x 9'10" (3.91 x 3.0)**

Double glazed window to the front. Fitted wardrobes with mirrored sliding doors. Radiator.

## **BEDROOM THREE 10'9" x 9'2" (3.30 x 2.80)**

Measured to wardrobes. Double glazed window to the rear. Built in wardrobes. Radiator.

## **BEDROOM FOUR 10'0" x 9'0" (3.06 x 2.76)**

Maximum measurements. Double glazed window to the rear. Radiator.

## **FAMILY BATHROOM**

Double glazed window to the rear. Bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap and vanity unit. Shaver point and extractor fan. Radiator.

## **REAR GARDEN**

Patio area. Decking area. Assorted raised flower beds. Laid to lawn. Timber Shed. Outside tap and power point. Gated side access to the front. Service door to garage.

## **FRONT**

Paved and flower bedding area. Driveway for two cars to side to garage. Garage with up and over door, power and light and door leading to rear garden.

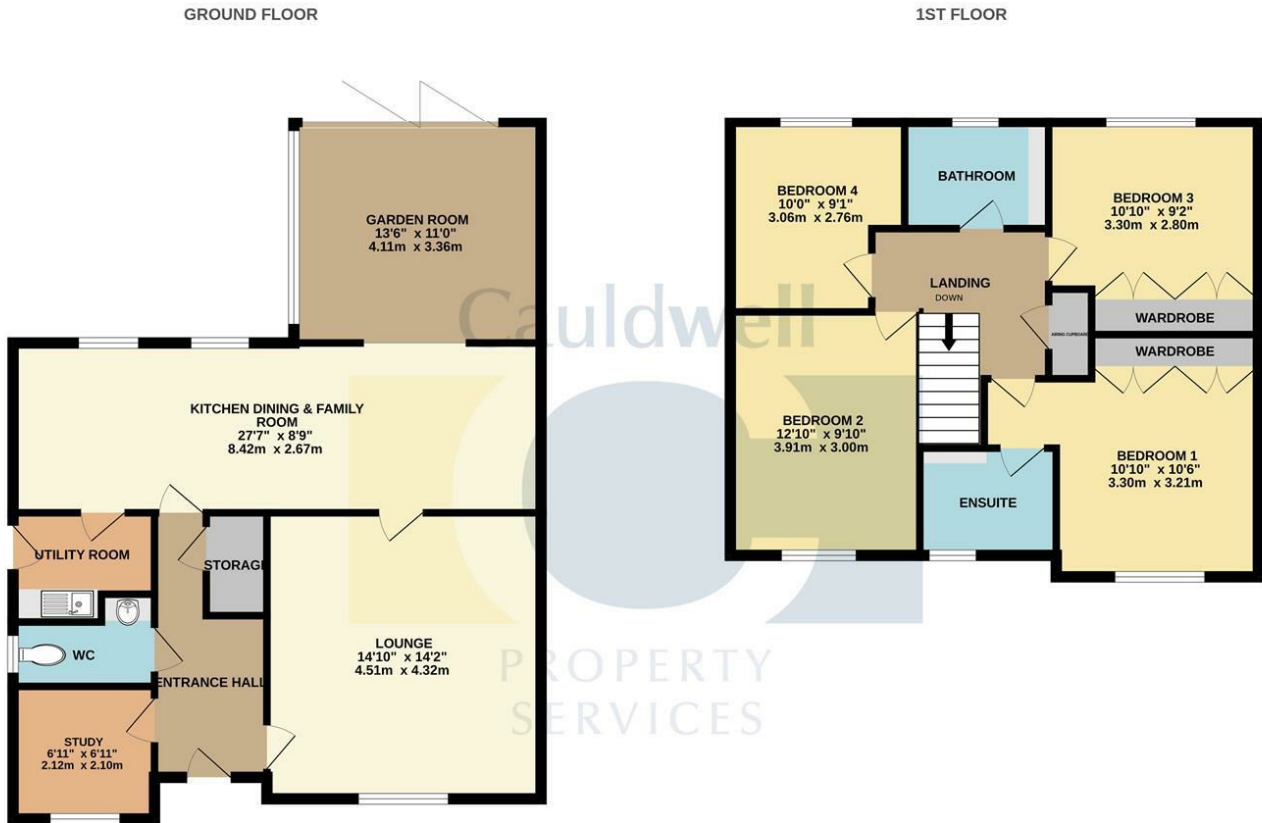
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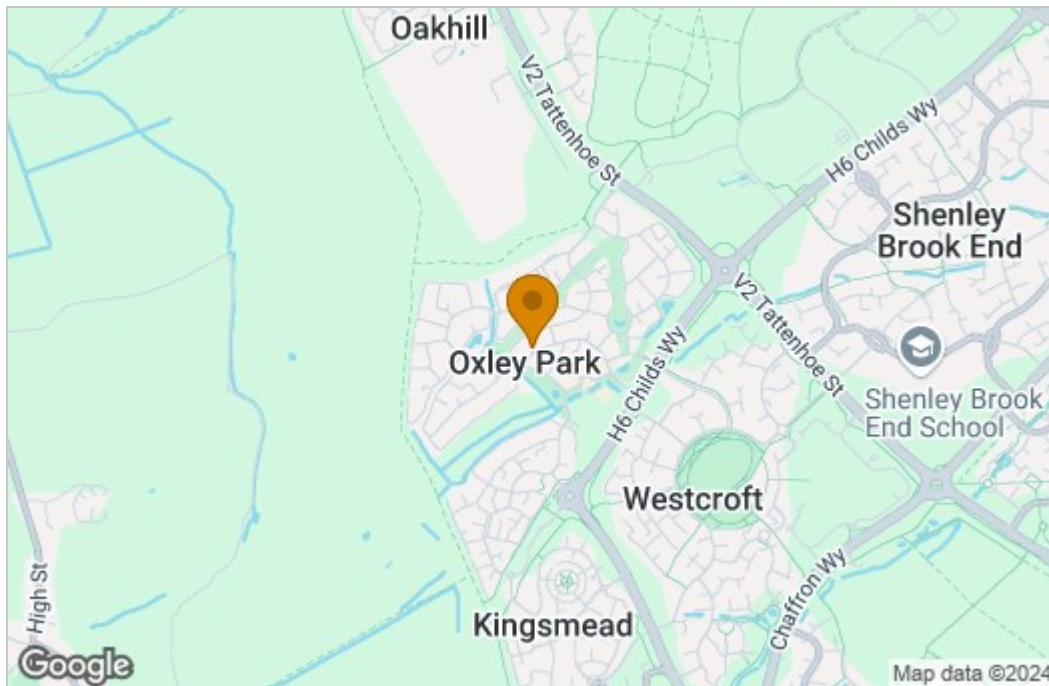
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# Floor Plan

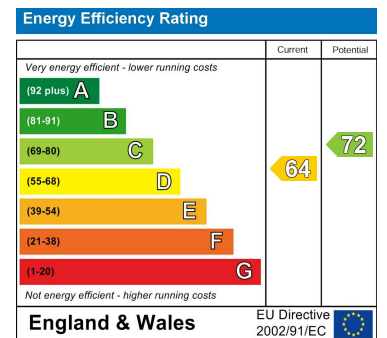


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# Area Map



# Energy Efficiency Graph



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