





£560,000

Situated within the sought-after area of Bancroft, this four double bedroom detached family home offers flexible accommodation over two floors. The property comprises, in brief, a refitted kitchen with breakfast area, downstairs cloakroom, lounge, family room, dining room, four bedrooms with a four-piece en-suite to the main bedroom, and a family shower room. The property further benefits from fully enclosed landscaped gardens and driveway parking for multiple vehicles. The property also boasts a part-converted double garage/family room.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Double glazed frosted window to side aspect. Two radiators, stairs rising to first floor, under stairs storage cupboard.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, heated towel rail, part tiled walls.

LOUNGE

Double glazed window to side aspect, double glazed double doors to rear. Two radiators, log burner with metal surround.

DINING ROOM

Double glazed windows to front and side aspects. Radiator, opening to:

STUDY

Double glazed window to front aspect, double glazed double doors to rear. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed windows to front and rear aspects. Fitted with a range of base and eye level units with rolled edge work surface over, built-in oven, space for dishwasher, one and a half bowl stainless steel sink unit with mixer tap and drainer, space for American-style fridge freezer, gas hob with extractor fan over, plumbing for washing machine, radiator, storage cupboard housing wall-mounted gas boiler.

LANDING

Doors to bedrooms and bathroom, airing cupboard housing water cylinder, access to loft space, storage cupboard.

BEDROOM ONE

Double glazed windows to front and side aspects. Built-in wardrobe, radiator.

EN-SUITE

Double glazed frosted window to front aspect. Wash hand basin in vanity unit, low level WC, part tiled walls, bidet, panelled bath with mixer tap and shower attachment over, heated towel rail.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, bidet, tiled walls, radiator, corner shower unit.

OUTSIDE

GARAGE/PARKING

Garage with metal up and over door. Block-paved driveway providing parking for several vehicles.

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders, outside light.

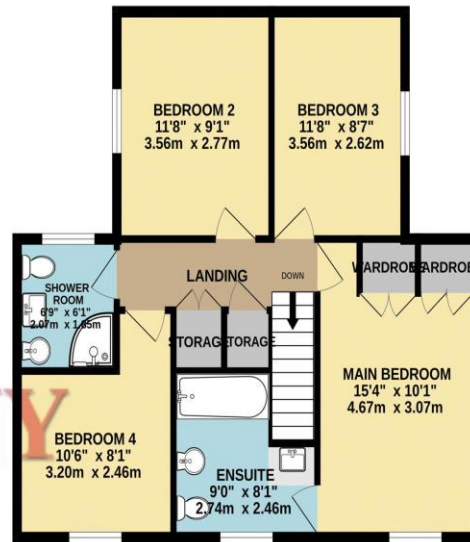
REAR GARDEN

Mainly laid to lawn with hardstanding area and pathway, enclosed by panel fencing, cold water tap, outside light, door to garage, flower and shrub borders, pond, summerhouse, gated side access.

GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk