







**£650,000**

Situated in a cul-de-sac in the popular location of Middleton in the east of Milton Keynes, is this four double bedroom detached family home. The ground floor comprises two separate reception rooms, a refitted kitchen/breakfast room, a utility room and a cloakroom. The first floor accommodation offers four bedrooms, a family bathroom and an accompanying en-suite to main. The property also boasts a fully-enclosed rear garden, a double garage and driveway parking for multiple vehicles.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, stairs rising to first floor, under stairs storage cupboard.

## **CLOAKROOM**

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

## **LOUNGE**

Double glazed window to front aspect, double glazed double doors to rear. Two radiators, electric fireplace with metal surround.

## **DINING ROOM**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Double glazed window to side aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated: fridge freezer, dishwasher, hob with extractor fan over, and two built-in ovens; stainless steel sink unit with mixer tap and drainer, radiator, storage cupboard.

## **UTILITY**

Door to garage. A range of wall-mounted and floor standing units with work surface over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for tumble dryer.

## **LANDING**

Doors to bedrooms and bathroom, radiator, access to loft space, airing cupboard housing Megaflo heating system.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, two built-in wardrobes.

## **EN-SUITE**

Double glazed frosted window to front aspect. Shower unit with splashback tiling, part tiled walls, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, storage cupboard, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Wash hand basin in vanity unit, low level WC, panelled bath with shower attachment over, extractor fan.

## **OUTSIDE**

### **GARAGE/ PARKING**

Double garage with two up and over doors, power and lighting, wall-mounted gas boiler. Driveway parking for four cars.

### **FRONT GARDEN**

Pathway to front door, shingled area, outside light, cold water tap.

### **REAR GARDEN**

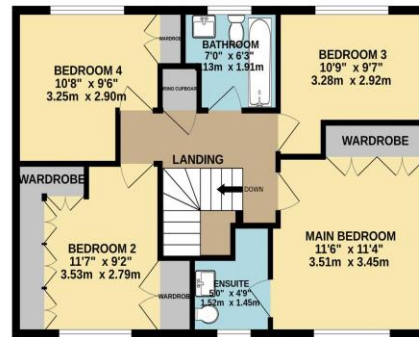
Mainly laid to lawn with flower and shrub borders, enclosed by panel fencing, cold water tap, outside light, block paving with path leading to gated side access, artificial grass area to side.



GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.

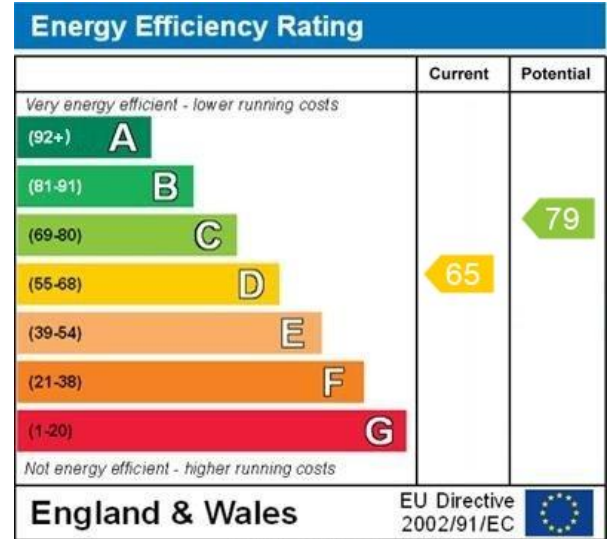


1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 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 ©2024



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