





**£465,000**

Situated in the popular area of Broughton in east Milton Keynes, is this well-presented four double-bedroom detached home. The ground floor offers an entrance hall, lounge, kitchen/diner with integrated appliances and a downstairs cloakroom. The first floor accommodation comprises three bedrooms with an en-suite shower room to bedroom two, as well as a family bathroom. The property also boasts a dormer loft-conversion containing a large main bedroom, a further four-piece en-suite, and ample storage. Externally, the property benefits from a fully enclosed rear garden and driveway parking for multiple vehicles.

# Property Description

## **ENTRANCE HALL**

Obscure double glazed front door to:

## **ENTRANCE**

Doors to lounge, kitchen/diner and downstairs cloakroom, stairs rising to first floor, radiator, tiled floor.

## **CLOAKROOM**

Low level WC with push button flush, pedestal wash hand basin with mixer tap over, radiator, splash back tiling, tiled floor, extractor fan.

## **LOUNGE**

UPVC double glazed windows to front and side aspects, UPVC double glazed doors to garden. Two radiators, television point, telephone point.

## **KITCHEN/DINER**

UPVC double glazed windows to front, rear and side aspects, double glazed door to garden. Fitted with a range of base and eye level soft-close units with rolled edge work surface over, one and a half bowl stainless steel sink unit with mixer tap over, built-in: electric double oven, induction hob with extractor hood over, fridge freezer, dishwasher, and washing machine; cupboard housing wall-mounted boiler, two radiators, under stairs storage cupboard, tiled floor.

## **LANDING (First Floor)**

UPVC double glazed window to rear aspect. Doors to bedrooms two, three, four and bathroom, radiator, stairs rising to second floor.

## **BEDROOM TWO**

UPVC double glazed door to balcony, UPVC double glazed window to side aspect. Radiator, built-in wardrobe with sliding door, door to en-suite.

## **EN-SUITE**

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, double width shower cubicle with wall-mounted shower, spotlights, tiled floor, heated towel rail, fully tiled walls.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator, built-in wardrobe with mirrored sliding doors, airing cupboard with shelving.

## **BEDROOM FOUR**

UPVC double glazed window to rear aspect. Radiator, LVT flooring.

## **BATHROOM**

UPVC double glazed frosted window to front aspect. Low level WC with push button, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, splash back tiling, part tiled walls, tiled floor, radiator, extractor fan.

## **LANDING (Second Floor)**

UPVC double glazed window to rear aspect. Door to bedroom one.

## **BEDROOM ONE**

UPVC double glazed window to rear aspect, UPVC double glazed Velux window to front aspect. Radiator, television point, built-in wardrobe with folding door and hanging rail, spotlights, doors to storage and further eaves storage, door to en-suite.

## **EN-SUITE**

UPVC double glazed window to rear aspect, UPVC double glazed Velux window to front aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, panelled bath with mixer tap and shower over, double width shower cubicle with wall-mounted shower and rainfall shower head, heated towel rail, fully tiled walls, spotlights, extractor fan.

## **OUTSIDE**

### **PARKING**

Driveway parking for multiple vehicles.

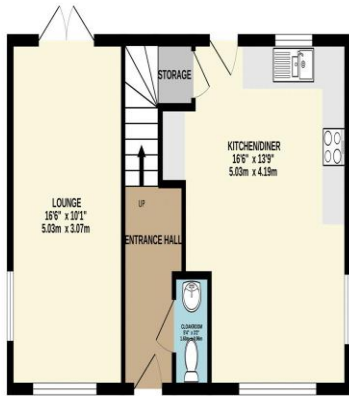
### **FRONT GARDEN**

Path to front door, pebbled area, outside light.

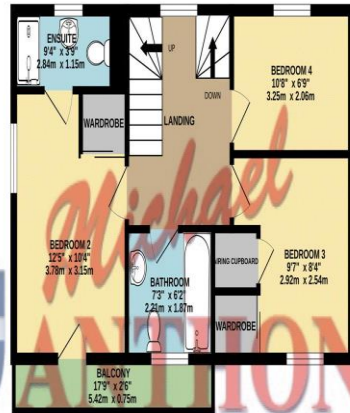
### **REAR GARDEN**

Mainly laid to lawn with patio areas, enclosed by timber fence panelling, gravel borders, shed to remain, outside hot and cold tap with side access.

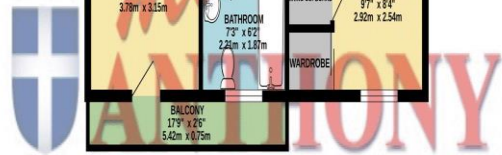
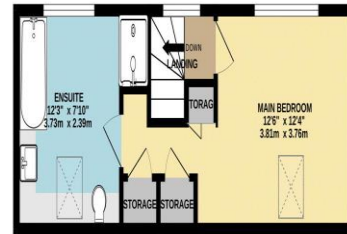
GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



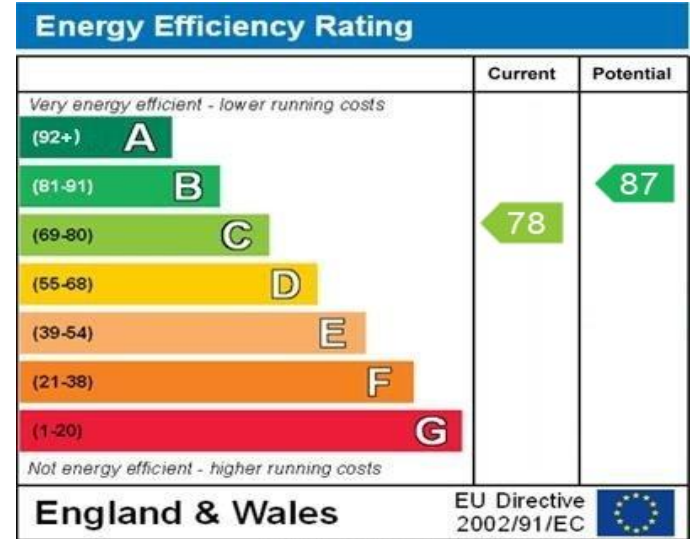
2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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.

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