





**£425,000**

Positioned in a quiet cul-de-sac location on the popular Emerson Valley development on the west side of Milton Keynes is this three-bedroom link-detached family home. The property comprises a lounge, dining area, kitchen/breakfast room and downstairs cloakroom on the ground floor, and offers three bedrooms with an en suite to the main bedroom and a family bathroom on the first floor. Further benefits include a garage with parking and being sold with no upper chain.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Doors to lounge and cloakroom, stairs rising to first floor, radiator.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, wash hand basin, radiator.

## **LOUNGE AREA**

Double glazed box bay window to front aspect. Open to dining area.

## **DINING AREA**

Double glazed double doors to garden. Radiator, door to kitchen.

## **KITCHEN**

Double glazed windows to rear and side aspect, double glazed door to side. Fitted with a range of base and eye level units with rolled edge work surface over, space for: washing machine, cooker, under counter fridge and freezer; wall-mounted boiler, composite sink unit, tiled splashback, tiled floor, radiator, under stairs storage cupboard.

## **LANDING**

Doors to bedrooms and bathroom, storage cupboard, loft access.

## **BEDROOM ONE**

Two double glazed windows to front aspect. Radiator, door to en-suite, two built-in wardrobes.

## **EN-SUITE**

Double glazed frosted window to front aspect. Low level WC, radiator, wash hand basin in vanity unit, shower cubicle, tiled walls and floor.

## **BEDROOM TWO**

Two double glazed windows to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, heated towel rail, bath with shower over.

## **OUTSIDE**

### **GARAGE**

Garage with electric roller door, courtesy door to garden, power and lighting, eaves storage.

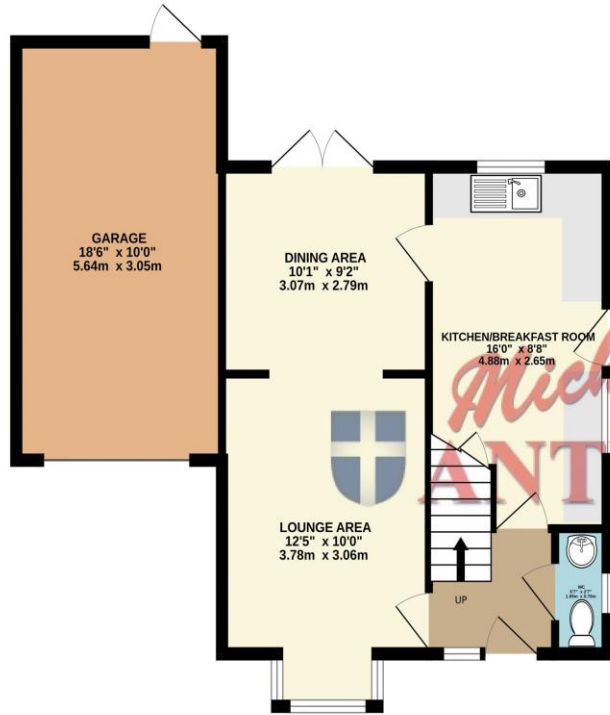
### **FRONT GARDEN**

Mainly laid to gravel with off-road parking, side gated access.

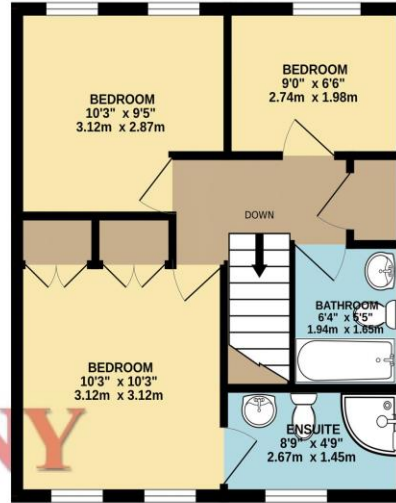
### **REAR GARDEN**

Mainly laid to lawn with patio area, water features, raised slate seating area, door to garage, side gated access, all enclosed by wooden fence panelling.

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

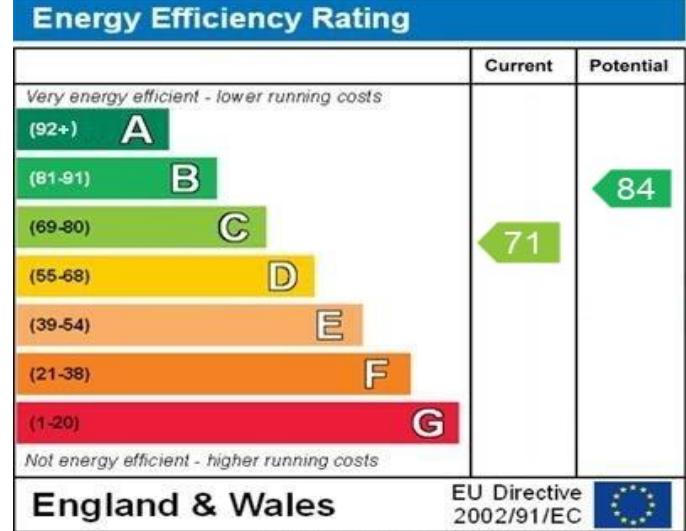


1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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