





**£400,000**

Positioned in a cul-de-sac location on the Rivers Estate in Bletchley is this three bedroom extended detached home. The property boasts a kitchen/diner leading to a conservatory, a lounge, downstairs cloakroom and a low maintenance rear garden with a cabin. Further benefits include a recently replaced roof with solar panels.

# Property Description

## **ENTRANCE**

Double glazed door to entrance hall.

## **ENTRANCE HALL**

Double glazed window to side aspect. Stairs to first floor, radiator, doors to cloakroom and lounge.

## **CLOAKROOM**

Double glazed window to side aspect. Radiator, low level w.c., wall mounted wash hand basin, fully tiled.

## **LOUNGE**

Double glazed window to front aspect. Radiator, storage cupboard, opens to kitchen.

## **CONSERVATORY**

Frosted double glazed window to side aspect, double glazed windows to side and rear, double glazed double doors to side, two velux windows. Radiator.

## **KITCHEN/BREAKFAST ROOM**

Two double glazed windows to rear aspect. Open to dining area, Island, radiator. Range of wall mounted and floor standing units with square edge work surface, splash back tiling, one and half composite sink, integrated electric oven, integrated gas hob and hood, integrated fridge, space for washing machine.

## **UTILITY**

Electric door, wall mounted boiler, range of wall mounted and floor standing units, space for fridge/freezer, space for under counter freezer, space for tumble dryer.

## **LANDING**

Frosted double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Two storage cupboards.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, storage cupboard.

## **BATHROOM**

Frosted double glazed windows to side and rear aspects. Fully tiled walls and floor, pedestal wash hand basin with mixer tap, low level w.c., 'P' shaped panelled bath with mixer tap and shower attachment over, heated towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Laid to hardstanding providing off road parking for several vehicles, side gated access.

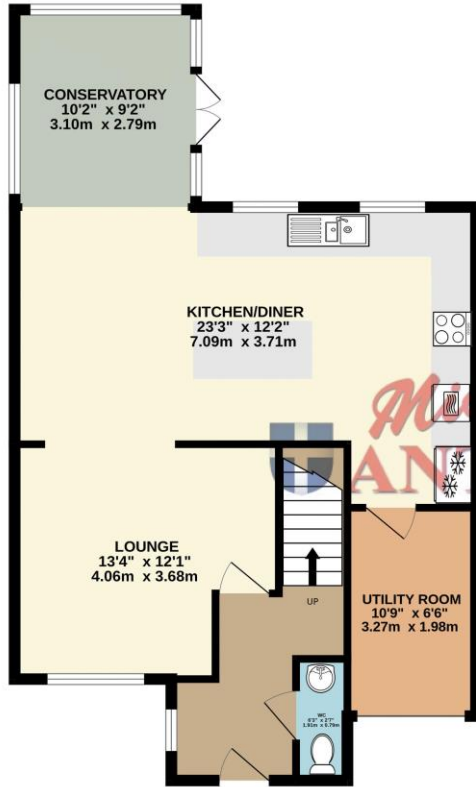
### **REAR GARDEN**

Artificial grass and patio area, flower and shrub borders, enclosed by timber fencing panels.

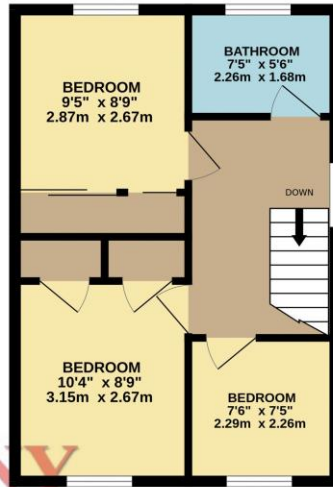
### **CABIN**

Electrics, lighting, base units.

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



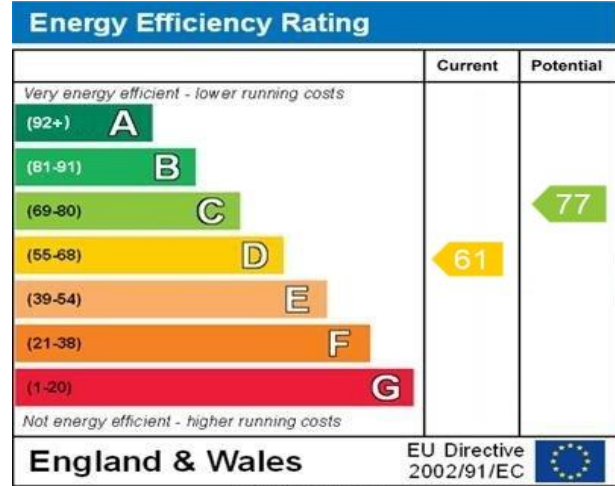
1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA: 1109 sq.ft. (103.1 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.  
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