





**Offers Over
£750,000**

Positioned in the quiet cul-de-sac of Barkestone Close on the sought after location of Emerson Valley is a four bedroom detached family home. The property boasts on the ground floor a front to back lounge with a feature fire place, Kitchen/diner leading out to a conservatory with underfloor heating and an insulated roof, utility room, downstairs cloakroom and study. The first floor accommodation comprises of four bedrooms, a refitted family bathroom and refitted four piece suite en suite with a double shower and freestanding bath. Externally the property offers ample off road parking, a double garage with power lighting and a secluded rear garden.

Property Description

ENTRANCE

Composite double glazed front door to:

ENTRANCE HALL

Radiator, stairs to first floor, understairs storage cupboard, double width storage cupboard, wood effect flooring, double doors to lounge, door to downstairs cloakroom, door to study, sliding door to kitchen/diner.

CLOAKROOM

Obscure double glazed window to front aspect. Vanity wash hand basin with mixer tap, low level w.c., complimentary tiling, wood effect flooring, underfloor heating.

LOUNGE

Double glazed bay window to front aspect, double glazed French doors to rear garden. Front to back lounge with feature gas fire with brick surround and tiled hearth, two radiators.

STUDY

Double glazed window to side aspect. Radiator, wood effect flooring.

KITCHEN/DINER

Double glazed window to rear aspect. A range of wall mounted and floor standing soft close units and drawers with under unit light and Quartz work surfaces, space for fridge/freezer, inset sink with mixer tap, space for Range cooker with five ring gas burner, integrated dishwasher, spotlights, radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, brick base with UPVC double glazed conservatory with insulated roof and double glazed french doors to rear garden, wood effect flooring, underfloor heating, radiator.

UTILITY ROOM

UPVC stable door to rear and double glazed window to rear. Range of wall mounted and floor standing units with roll top work surface, space for tumble dryer, space for washing machine, stainless steel sink with hose mixer tap, radiator, spotlights, wood effect flooring.

LANDING

Double glazed window to front aspect. Access to loft space, airing cupboard housing hot water tank and linen shelves, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobe, radiator, door to en-suite.

REFITTED EN-SUITE

Obscure double glazed window to front aspect. Four piece suite comprising vanity wash hand basin with mixer tap, low level w.c., walk in shower cubicle with electric shower and splash back tiling, free standing bath with mixer tap, heated towel rail, porcelain wall and floor tiling, spotlights, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, wood effect flooring.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

REFITTED BATHROOM

Obscure double glazed window to front aspect. Vanity wash hand basin with mixer tap, low level w.c., panelled bath with mixer tap and electric shower over, spotlights, complimentary tiling, shaving point.

OUTSIDE

GARAGE

Two up and over doors, power and light, water tap, water softener, lockable storage room, boiler.

FRONT GARDEN

Laid to gravel providing off road parking, lawn area, courtesy door to garage, pathway to front door, fully enclosed by timber fencing, brick wall and hedge border, flower and shrub beds, side gated access to both sides, security light.

REAR GARDEN

Mainly laid to lawn with decked and paved area, side gated access, gazebo, greenhouse and shed to remain, pond, outside power and water, security light, flower and shrub beds, mature hedge border.

GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

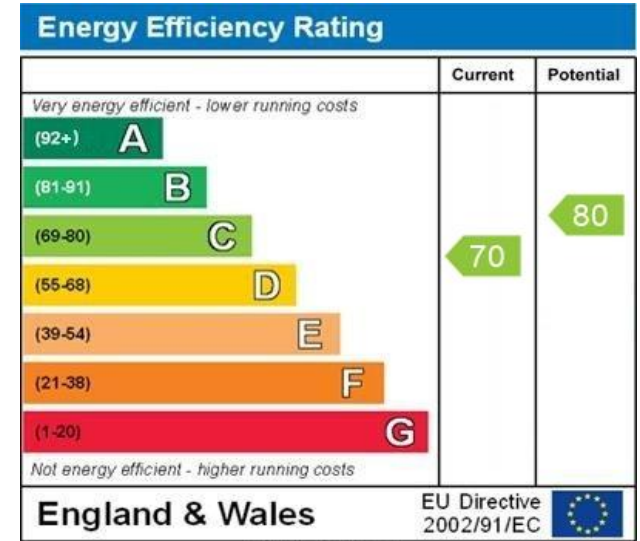


1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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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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

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