







**£415,000**

Located in the modern development of Newton Leys is this four-bedroom detached family home. The ground floor comprises a kitchen with integrated appliances, lounge leading to rear garden and downstairs cloakroom. On the first floor you have three bedrooms a family bathroom and lobby with stairs leading to the second floor, which boasts a generous sized main bedroom with an en-suite shower room. Further benefits include a drive and carport with eaves storage.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, doors to lounge, cloakroom and kitchen/diner.

## CLOAKROOM

Wash hand basin with mixer tap, splash back tiling, low level w.c., radiator.

## LOUNGE

Double glazed double doors to rear, double glazed windows to side and rear.  
Radiator.

## KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, part tiled walls, integrated double oven and gas hob with extractor hood over, wall mounted boiler, one and a half stainless steel sink with mixer tap, integrated dishwasher and washer machine/dryer, integrated fridge/freezer, radiator.

## LANDING

Two storage cupboards, doors to bedrooms two, three and four, door to bathroom, radiator.

## LOBBY

Double glazed window to front aspect. Stairs to second floor, radiator.

## BEDROOM ONE

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

## EN-SUITE

Double glazed velux window to rear aspect. Radiator, low level w.c., wash hand basin with mixer tap, tiled shower cubicle, splash back tiling.

## BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed windows to rear and side aspects. Radiator.

## BATHROOM

Panelled bath with mixer tap shower attachment, wash hand basin with mixer tap, low level w.c., radiator, part tiled walls.

## OUTSIDE

## PARKING

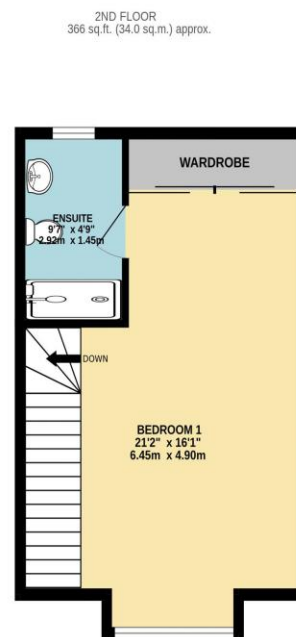
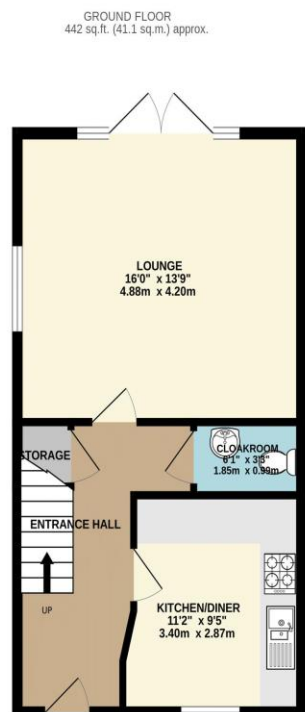
Driveway, carport with storage.

## FRONT GARDEN

Laid to gravel, bush border.

## REAR GARDEN

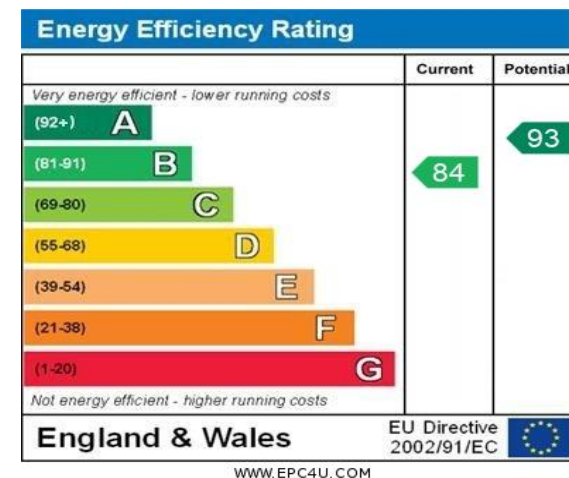
Enclosed by timber fencing panels and brick wall, laid to lawn with patio area, shed to remain, outside tap and light, side gated access.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk