





**Offers in Excess of
£435,000**

This three bedroom detached family home is located on the sought after Cottingham Grove on the Poets Estate. The property boasts a master bedroom with en-suite, downstairs cloakroom and separate reception rooms. Further benefits include a private rear garden and a single garage with driveway.

Property Description

ENTRANCE

Double glazed door to entrance hall.

ENTRANCE HALL

Stairs rising to first floor, radiator, storage cupboard, doors to cloakroom, lounge and kitchen.

CLOAKROOM

Frosted double glazed window to side aspect. Wash hand basin, splash back tiling, low level w.c., radiator.

LOUNGE

Double glazed window to front aspect. Gas fireplace, double doors to dining room.

DINING ROOM

Double glazed sliding door to rear aspect. Radiator, double doors to kitchen.

KITCHEN

Double glazed window to rear, frosted double glazed door to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel sink with mixer tap, five ring integrated gas hob and electric oven, extractor hood, breakfast bar, radiator, part tiled walls, wall mounted boiler, integrated fridge/freezer, washing machine and dishwasher.

LANDING

Two double glazed windows to front aspect, double glazed window to side. Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Radiator, low level w.c., wash hand basin, tiled shower cubicle, splash back tiling.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath, part tiled walls, low level w.c., wash hand basin, splash back tiling, radiator.

OUTSIDE

GARAGE

Single garage, power and light, off road parking.

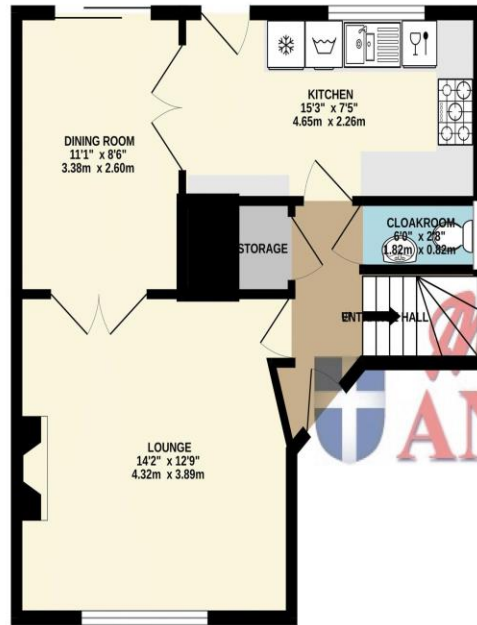
FRONT GARDEN

Pathway to front door, side gated access, laid to lawn, enclosed by brick wall and timber fencing panels, tree/bush/flower border.

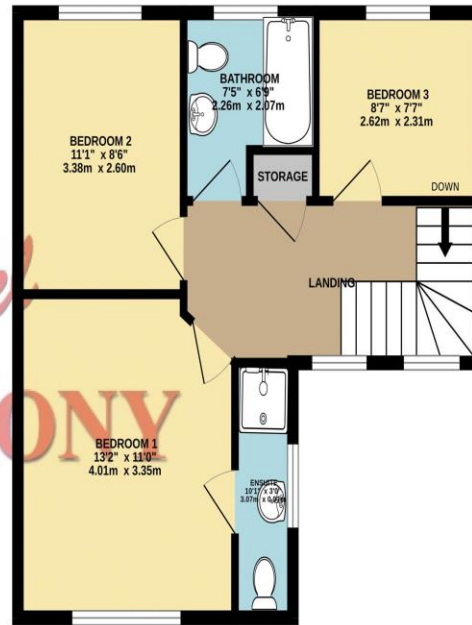
REAR GARDEN

Courtesy door to garage, two side gated accesses, laid to lawn, patio area, bush, flower border, outside tap, enclosed by timber fencing panels.

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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