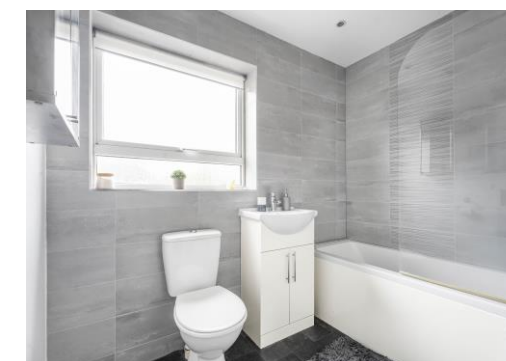






£575,000

Located on the popular Emerson Valley development on the West side of Milton Keynes is this four-bedroom detached family home. The property offers a lounge, kitchen, dining room, sitting room/ office, utility room and cloakroom on the ground floor. The first floor comprises four bedrooms with an en-suite shower room to main bedroom and a family bathroom. Externally is a rear garden, shed/gym, and a double garage with ample off-road parking.

Property Description

ENTRANCE

Double glazed frosted door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge/kitchen diner/study.

CLOAKROOM

Low level WC, part tiled walls, wash hand basin in vanity unit with mixer tap, extractor fan.

LOUNGE

Double glazed box bay window to front aspect. Feature fireplace, two radiators, double doors to kitchen/diner.

DINING ROOM

Two double glazed windows to rear aspect, double glazed double doors to rear. Radiator.

STUDY

Double glazed window to front aspect. Radiator.

KITCHEN/DINER

Two double glazed windows to rear aspect. Fitted with a range of base and eye level units with square edge work surface over, part tiled walls, integrated: five-ring gas hob, oven and microwave, dishwasher, and freezer; one and a half bowl composite sink with mixer tap, radiator, doors to dining room and utility.

UTILITY

Double glazed frosted door to side. Base and eye level units with space for washing machine, space for fridge freezer, wall-mounted boiler, splashback panelling, composite sink with mixer tap.

LANDING

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

BEDROOM ONE

Two double glazed frosted windows to front aspect. Radiator, built-in wardrobe, storage cupboard, door to en-suite.

EN-SUITE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

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

OUTSIDE

GARAGE/PARKING

Double garage with up and over doors, power and lighting. A range of base and eye level units, eaves storage. Hardstanding providing off-road parking for multiple vehicles.

FRONT GARDEN

Path to front door, gravel border, light.

REAR GARDEN

Laid to lawn with patio area, gravel area, side gated access, courtesy door to garage, enclosed by brick wall, outside tap, shed to remain with power and light.

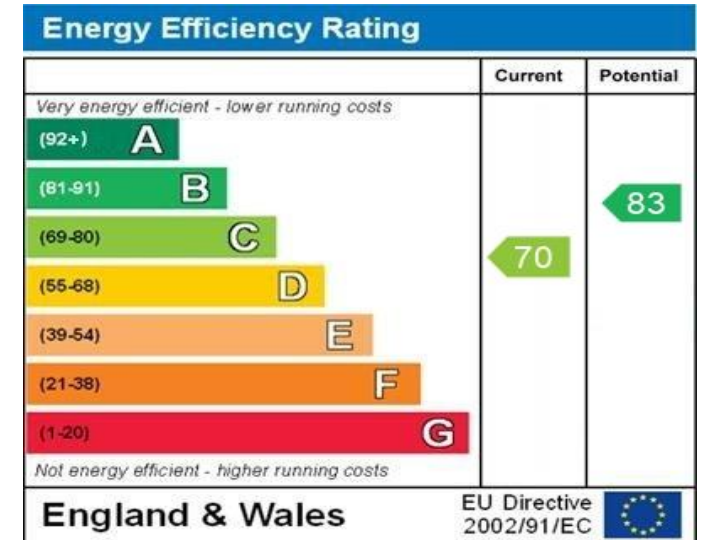
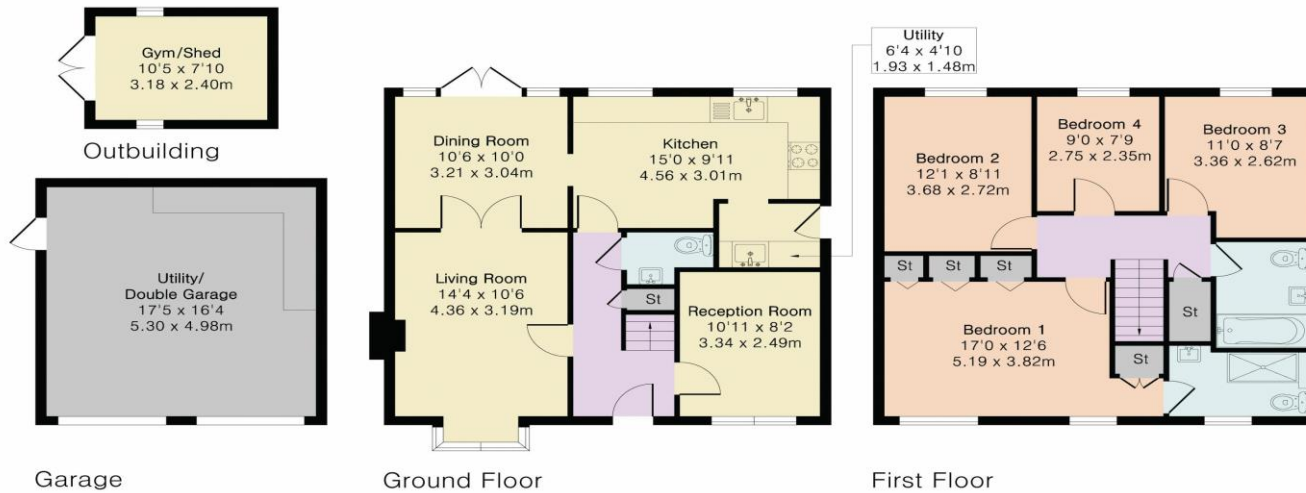
**Approximate Gross Internal Area 1257 sq ft - 117 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 624 sq ft – 58 sq m

Garage Area 284 sq ft – 26 sq m

Outbuilding Area 82 sq ft – 8 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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