



Carmania Circle | Brooklands | Milton Keynes | MK10 7HU

Asking Price £550,000

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A spacious family home in a sought after area with views over the green. The accommodation is flexible with up to five double bedrooms and lots of living space. A viewing is highly recommended to appreciate the space on offer inside and out. There is a carport providing parking for upto three cars, a garage that is currently used as a gym and a fully enclosed private rear garden.

- Bright and spacious family home.
- Sought after location overlooking green space, idyllic.
- Just five years old, five years NHBC guarantee remaining.
- High quality finish kitchen and bathrooms!
- Incredibly flexible living accommodation, perfect family home.
- Up to five double bedrooms.
- Two WC's, one en-suite, one bathroom.
- Garage and a large driveway with parking for upto three cars.
- Excellent transport links by train and car.
- 1450 Square feet of living accommodation.

A spacious family home in a sought after area with views over green space. The accommodation is flexible with up to five double bedrooms and plenty of living space! An internal viewing is essential to appreciate the space on offer inside and out. There is a carport providing parking for upto three cars, a garage that is currently used as a gym and a fully enclosed private rear garden.

ENTRANCE HALL

We enter this incredibly spacious family home into the entrance hall, there are high end floor tiles to the hall that continue through to the utility room, much easier to keep clean! Doors lead to all of the downstairs rooms and stairs rise to the first floor. There is a useful space under the stairs providing storage.

FAMILY ROOM/BEDROOM FOUR

This family room is a great size cosy living room or TV room but if required it can also be utilized as a very spacious downstairs double bedroom. There are two windows to the front aspect looking over the green.

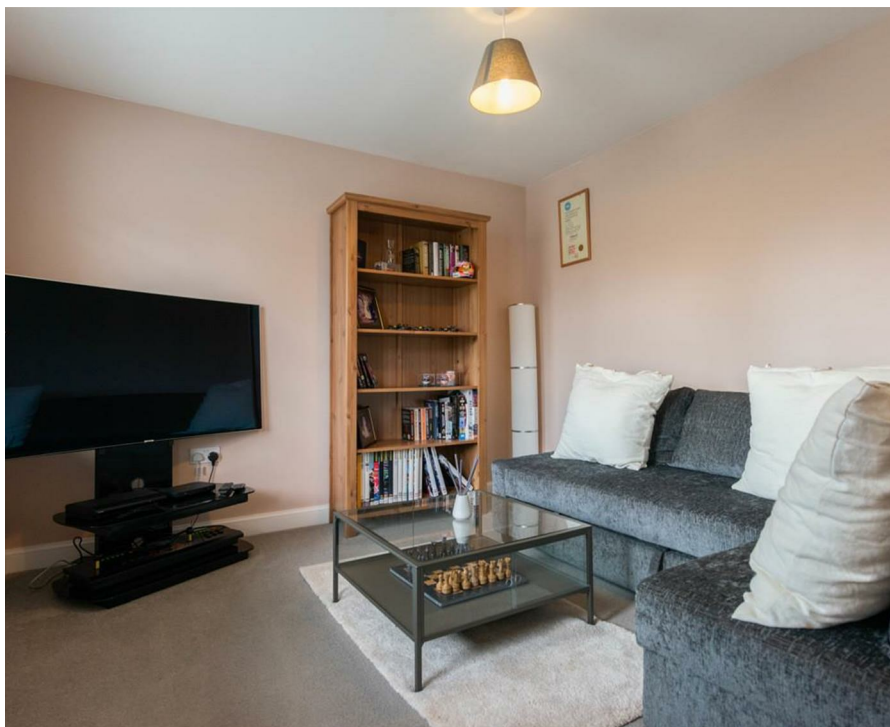
STUDY/BEDROOM FIVE

This room is a further versatile room that offers itself as a spacious fifth double bedroom with a window to the rear aspect looking over the garden. Currently the room is being used as a good size home office but could also be a perfect play room.

UTILITY ROOM

The utility room provides space for a washing machine and tumble drier with a black roll top worksurface above. The gas fired boiler is housed in a wall mounted cupboard. There is a useful storage space perfect for laundry. A door to the rear opens onto the patio in the garden.





CLOAKROOM

The ground floor cloakroom is well fitted with a low level WC and corner pedestal basin with chrome mixer taps. The walls are half tiled in a modern grey style and the floor is fully tiled.

LANDING

The first floor landing has doors leading to the large kitchen/dining/family room as well as the living room and first floor cloakroom. Stairs rise to the second floor bedrooms.

KITCHEN/OPEN PLAN DINING AREA

The open plan kitchen dining area is modern living at its finest. The kitchen is fitted with Barratt Homes 'premium' range so is exceptional quality. The kitchen area comprises a large range of base and wall mounted units with cupboards and drawers. Inset into the roll top work surface is a one and a half bowl stainless steel sink and drainer unit with a window behind looking over the garden. Fitted appliances include; fridge freezer, dishwasher, gas hob, extractor fan and oven. There are fitted spotlights under the units and chrome switches matching other rooms in the house. There is a breakfast bar area providing extra worktop space as well as a perfect space for bar stools to enjoy quick meals on the go. There is a large sociable space for a dining table and chairs. There is a Juliet balcony with French doors matching the living room that offers a lovely view over green space.

STUDY AREA

Ideally positioned between the living room and kitchen there is a really good size space perfect to be utilized as a home study space/homework area. There is a window to the front aspect and a useful storage cupboard under the stairs.

LIVING ROOM

The living room is a fantastic size spacious reception room that runs the entire front to back of the house. There is a feature Juliet balcony with French doors that look out over the green, there is a further window to the rear aspect that looks over the garden. A door leads to the landing and an opening leads to the study area.

FIRST FLOOR CLOAKROOM

The cloakroom is fitted with a low level WC and a pedestal wash basin with chrome mixer taps and tiled splash back behind. The floor is fully tiled and there is a frosted window to the rear aspect.

LANDING

The landing has doors leading to three bedrooms as well as the family bathroom. There is a very useful double size airing cupboard housing the hot water cylinder. There is a loft hatch in the ceiling as well as a window to the front aspect.

MASTER BEDROOM

The master bedroom is a generous double bedroom that benefits from two fitted wardrobes and comfortably space for a super king size bed. There is a window to the front aspect looking over the circular green of Carmania Circus.

ENSUITE

The en-suite has been fitted to a very high standard comprising; fully tiled double shower cubicle with glass sliding doors, low level wc and the pedestal wash basin with chrome mixer taps. There is a wall mounted medicine cabinet with mirror door, shaver socket and a frosted window to the rear aspect.

BEDROOM TWO

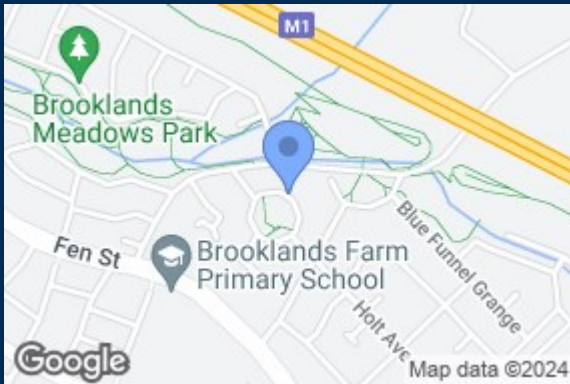
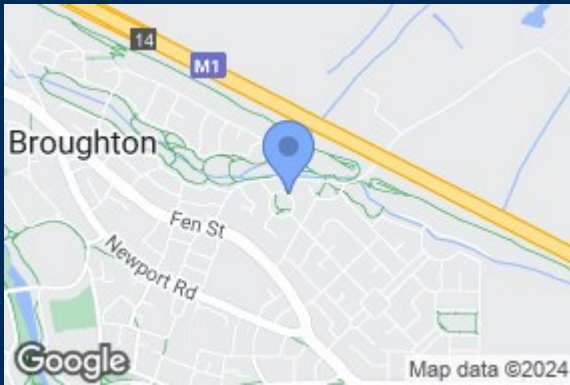
The second bedroom is a very spacious double bedroom with a window to the rear aspect looking over the garden. There is space for wardrobes and further bedroom furniture. There are large wardrobes with glass and mirror doors that are available to be included.

BEDROOM THREE

Bedroom three is a very good size and bright single bedroom. There is space for wardrobes and other bedroom furniture. There are two windows to the front aspect with fitted Venetian blinds that look over the green.

FAMILY BATHROOM

Bathrooms do not come in short supply in this family home with the family bathroom and ensuite to the second floor. The family bathroom is modern and comprises a four piece suite including; panelled bath, low level WC, pedestal wash basin and the fully tiled glass shower cubicle. There is a frosted window to the rear aspect and a wall mounted heated towel rail. The floor is tiled and walls are half tiled.




FIRST FLOOR SECOND FLOOR

GROUND FLOOR

Our plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. ownie.com gives no guarantee, warranty or representation as to the accuracy and layout. queries must be directed to the agent, vendor or party representing this floor plan.

Armania Circle, Brooklands, Milton Keynes

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	93		

England & Wales EU Directive 2002/91/EC

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