



New Road | Drayton Parslow | Milton Keynes | MK17 0JH

Asking Price £475,000

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We are excited to present this extended family home on a quiet cul-de-sac in a sought after Buckinghamshire village offered for sale with no chain. With three reception rooms you have a bright sitting room, modern kitchen/diner as well as playroom/study. There is a useful utility, storage room/garage plus driveway parking for two cars. Upstairs offers four bedrooms, including a principal with en-suite, plus a family bathroom. The generous garden is perfect for families being private and with a large patio leading to the lawn area. Set in the sought after Drayton Parslow, the village offers a pub, school, grammar school catchments, amenities, and excellent transport links.

- Private driveway parking for two cars.
- Welcoming entrance hall providing access to the sitting room, cloakroom and stairs to the first floor.
- Spacious sitting room with bay window, wood-effect flooring, modern wood-burning stove, and open-plan flow into the dining/kitchen area.
- Spacious kitchen/breakfast room with modern units, integrated appliances, and patio doors opening to the garden.
- Versatile playroom/home office/snug off the kitchen with French doors overlooking the garden.
- Useful utility room with laundry space, leading through to a storage/garage room for secure storage.

#### Welcome to New Road

The property features a welcoming front garden with mature shrubs, hedging, and a pathway leading to the front door. A private driveway offers convenient off-road parking for two cars, with additional space framed by greenery, giving the home a pleasant and inviting first impression.

#### Entrance Hall

The entrance hall welcomes you into the home and provides access to the spacious sitting room, downstairs cloakroom, and staircase to the first floor, with further access leading through to the kitchen/breakfast room and utility.

#### Downstairs Cloakroom

The entrance hall gives access to a convenient downstairs toilet which is well fitted with a modern suite and has a window to the front aspect.

#### Sitting Room

20'11" x 12'7" (6.4 x 3.86)

The sitting room is a bright and generously sized space, enhanced by a large bay window that floods the room with natural light. Finished with stylish wood-effect flooring and neutral décor, it offers a welcoming setting for family living. A modern wood-burning stove creates a cosy focal point, while the open-plan layout provides a seamless flow into the dining area and kitchen, perfect for both relaxing and entertaining.





#### Breakfast Room/Kitchen

17'8" x 11'6" (5.41 x 3.53)

The kitchen/breakfast room is a bright and spacious hub of the home, fitted with a range of modern white units, ample worktop space, and integrated appliances including an oven and hob. A wine rack and additional storage add practicality, while the open-plan design flows seamlessly into the dining area, which comfortably accommodates a family-sized table. Large windows and patio doors fill the space with natural light and provide direct access to the garden, making it perfect for both everyday living and entertaining.

#### Play Room/Office

11'3" x 8'9" (3.45 x 2.69)

The playroom/office, located just off the kitchen/diner, is a versatile space that can be used as a play area, home office, or snug. It benefits from French doors opening onto a balcony, which not only floods the room with natural light but also provides a pleasant outlook over the garden.

The playroom opens out onto a private terrace, offering a lovely elevated view over the rear garden. It's an ideal spot to enjoy the outlook or step outside for a moment of fresh air.

#### Utility

Just off the kitchen/diner is a useful utility room, providing additional storage and space for laundry appliances.

#### Storage/Garage

9'4" x 7'10" (2.87 x 2.41)

From the utility room, there is access to a storage/garage room, ideal for keeping household items neatly tucked away. This versatile space also offers the practicality of secure storage for bikes, tools, or garden equipment.

#### Garden

The rear garden is a fantastic size, mainly laid to lawn and bordered by mature trees and hedging, offering both privacy and a leafy outlook. A raised patio and decked seating area provide perfect spots for outdoor dining, barbecues, or entertaining, with steps leading down to the generous lawn. Towards the far end of the garden, there is space for sheds or additional storage, making it a practical as well as enjoyable outdoor space for families.

#### Landing

The first-floor landing is bright, with a window bringing in natural light. From here, there is access to four well-proportioned bedrooms and the family bathroom, making it a central hub for the upstairs accommodation.

#### Bedroom One

10'7" x 10'7" (3.25 x 3.23)

The main bedroom is a bright and comfortable double, with a large window overlooking the rear garden and filling the room with natural light.

#### Ensuite

The room benefits from its own modern en-suite shower room, fitted with a corner shower, WC and wash basin, all finished in a neutral contemporary style.

#### Bedroom Two

14'4" x 8'7" (4.39 x 2.64)

The second bedroom is a spacious and bright double, enhanced by dual-aspect windows that flood the room with natural light. It offers plenty of space for a large bed and additional furniture, making it a comfortable and versatile room for family or guests.

#### Bedroom Three

10'2" x 8'9" (3.12 x 2.69)

Bedroom three is a bright and comfortable single room, featuring a large window that fills the space with natural light. It includes built-in wardrobes with mirrored doors, providing both storage and a sense of added space, making it an ideal child's room, guest bedroom, or study.

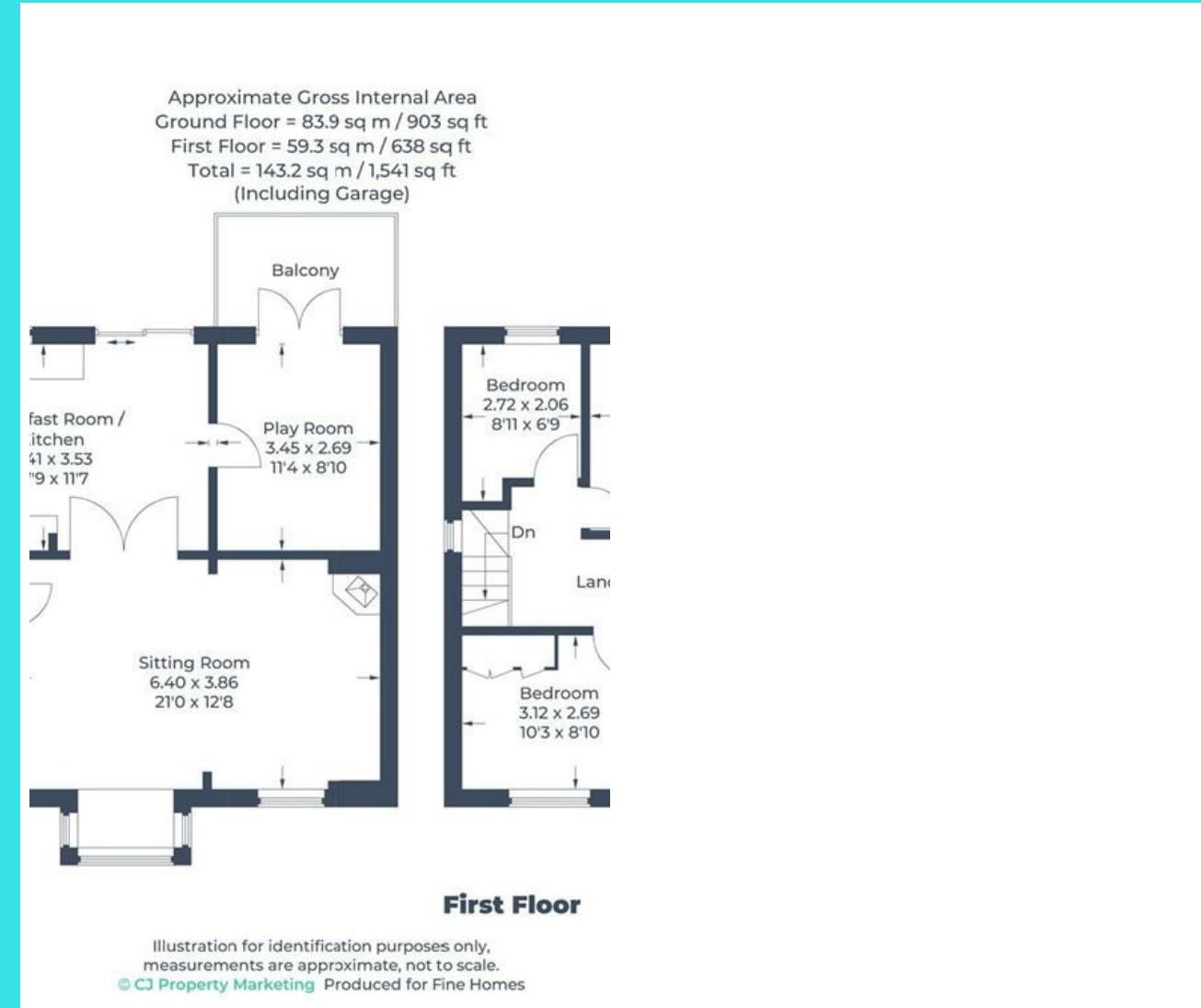
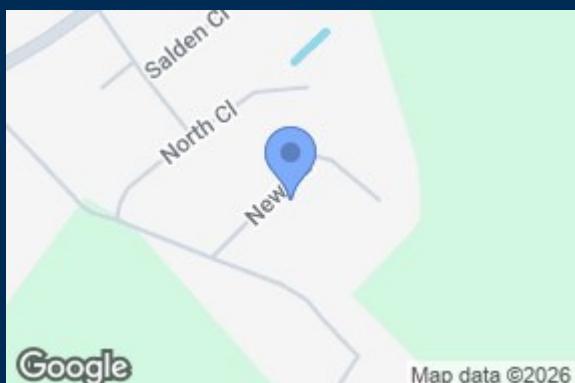
#### Bedroom Four

8'11" x 6'9" (2.72 x 2.06)

Bedroom four is a cosy single room, perfect for a child's bedroom, nursery, or study. A large window allows plenty of natural light to brighten the space, while the layout makes good use of the room's proportions.

#### Family Bathroom

The family bathroom is well-presented and modern, featuring a tiled bath with overhead shower and glass screen, a WC, and a washbasin. A heated towel rail and frosted window complete the space, offering both practicality and natural light.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Very environmentally friendly - lower CO <sub>2</sub> emissions			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP  
 01525 261100  
[enquiries@finehomesproperty.co.uk](mailto:enquiries@finehomesproperty.co.uk)