



Naisby Drive | Great Brickhill | Milton Keynes | MK17 9BL

Offers In Excess Of £650,000

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A beautifully presented family home in the sought after village of Great Brickhill. Enjoying a large plot with wrap around gardens as well as a double garage plus parking. The internal space is impressive and perfect for a family with a newly fitted bright open-plan kitchen/breakfast/family room plus a large sitting room with a wood-burning stove and French doors opening to the garden. There's a downstairs cloakroom and integral utility space. Upstairs you have four good size bedrooms, including a principal with en suite, plus a family bathroom. The mature rear garden enjoys patios, seating areas, raised beds and scenic views. Close to local amenities including good schools for all ages including High Ash C of E school within the village and a bus serving the Aylesbury grammar schools.

- A rarely available four bedroom detached family home in Great Brickhill.
- Stunning newly fitted spacious open-plan kitchen living space with modern finishes and integrated appliances.
- Spacious living room with wood-burning stove and French doors opening to the garden.
- Downstairs cloakroom and utility space.
- External utility room with laundry and storage space.
- Detached double garage and parking.
- Four well-presented bedrooms, including principal room with en suite.
- Modern family bathroom with bath and shower.

Welcome to Naisby Drive

Welcome to Naisby Drive. On first impressions you will discover a neatly landscaped front garden with established shrubs and planting leading to the entrance, accessed via a paved pathway. The property benefits from a private, enclosed front aspect, offering a welcoming approach with plenty of kerb appeal.

Kitchen Family Room

22'10" x 15'1" (6.98 x 4.62)

Stepping through the front door, you are welcomed into a bright and beautifully designed open plan kitchen/breakfast/family room, which is the true heart of the home. This stunning open-plan space combines modern style with everyday comfort, featuring sleek white cabinetry, warm wood-effect flooring, and elegant quartz-style worktops. The well-equipped kitchen boasts a Range Master cooker, integrated appliances, and a large breakfast bar with seating – perfect for casual dining or entertaining. Large windows flood the room with natural light, framing views of the garden. The family area provides a relaxed setting with space for a sofa and soft furnishings. If preferred a dining table would fit beautifully in the space. With its thoughtful layout and welcoming flow through to the adjoining dining and sitting areas, this versatile room perfectly blends practicality with contemporary charm.





Sitting Room

23'7" x 12'9" (7.19 x 3.89)

The spacious sitting room offers a perfect blend of warmth and sophistication, ideal for both family living and entertaining. Flooded with natural light from large dual-aspect windows and French doors that open to the garden. The sitting area is centered around a wood-burning stove, while the generous proportions easily accommodate comfortable seating and media space. The dining area provides a setting for both casual meals and more formal gatherings, with space for a large table and views out to the landscaped garden beyond. Finished with soft neutral décor, stylish flooring and decorative coving.

Downstairs Cloakroom

You have a convenient downstairs cloakroom located just off the main living area which is finished to a good standard with low level WC and a basin.

Utility Room

In addition, the property benefits from a separate utility room, accessed externally from the rear or front of the house as well as the kitchen. This space is ideal for laundry and additional storage space.

Landing

A spacious landing provides access to four bedrooms and the family bathroom, creating a comfortable and connected layout on the first floor. There is an airing cupboard providing storage for towels and linen.

Master Bedroom

12'7" x 12'5" (3.86 x 3.81)

The principal bedroom is beautifully presented with soft neutral décor and generous proportions. A large feature window frames far-reaching views over the surrounding area, filling the room with natural light. There's ample space for freestanding furniture. The room also benefits from a modern en-suite shower room, offering both comfort and convenience for everyday living.

En-Suite

The en suite shower room features a sleek design and quality fittings. A large Velux window floods the space with natural light. The room includes a modern walk-in shower with a glass screen, a fitted vanity unit with storage and inset basin, and a low-level WC.

Bedroom Two

11'10" x 10'4" (3.61 x 3.15)

Bedroom two is a generously sized double room. Offering ample space for freestanding furniture, this versatile room is perfect as a guest bedroom, child's room, or comfortable home office. There is a window to the front aspect with a stunning outlook.

Bedroom Three

10'2" x 9'8" (3.10 x 2.95)

Bedroom three is another well-presented double bedroom, currently arranged as a child's bedroom and study space. Window to the rear aspect with views over the garden.

Bedroom Four

9'1" x 8'0" (2.77 x 2.44)

Bedroom four is a bright and versatile room, currently arranged as a dressing room but equally suited as a single bedroom, nursery, or study. The large window allows plenty of natural light to fill the space.

Family Bathroom

The family bathroom is well-presented and neatly designed, featuring a modern white suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level WC. Finished with part-tiled walls and a wood-effect floor, the space feels fresh and practical, complemented by a frosted window that provides natural light while maintaining privacy.

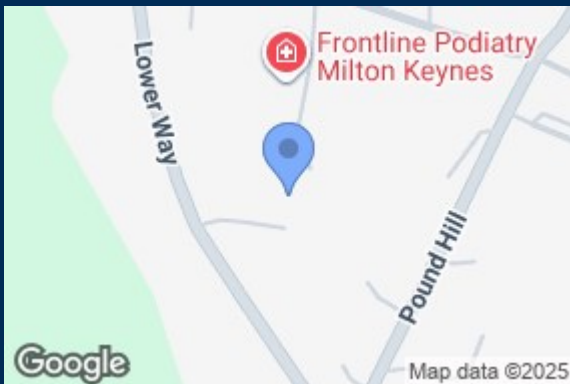
Double Garage and Carport

18'6" x 18'4" (5.64 x 5.59)

To the front of the property, there is a detached double garage providing excellent secure parking and storage, along with an adjoining car port offering additional covered parking space.

Garden

The rear garden is a delightful and mature space that wraps around the plot, offering a mix of lawn, raised planting beds, and beautifully stocked borders filled with shrubs and perennials. A large patio area provides the perfect spot for outdoor dining and relaxation, complemented by a covered seating area for year-round enjoyment. The garden also features a charming pond and outdoor cooking area, ideal for entertaining, while the elevated position allows for lovely views across the surrounding rooftops and the Buckinghamshire countryside beyond.



Approximate Gross Internal Area
 Ground Floor = 80.3 sq m / 864 sq ft
 First Floor = 59.8 sq m / 644 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Total = 171.7 sq m / 1,848 sq ft



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
A (92-100)			Very environmentally friendly - lower CO ₂ emissions
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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