



18 Hargreaves Nook, Blakelands MK14 5BS

£450,000

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This is a truly exceptional and spacious three-bedroom split-level family home, beautifully positioned in the highly desirable area of Blakelands, Milton Keynes.

This property is simply a MUST for internal inspection, offering a unique layout and quality finish throughout.

The accommodation begins with a welcoming entrance hall leading to a cloakroom and the generously sized third bedroom on the lower level.

Moving upstairs, you will find the impressive refitted kitchen/dining room, complete with doors opening directly onto the garden, creating a fantastic space for family life and entertaining.

A further set of stairs leads to the bright and airy separate lounge, then on the top floor a modern family bathroom, and two further good-sized double bedrooms, including the primary bedroom which boasts a refitted ensuite.

Outside, the home is complemented by charming mature front gardens and a private, well-established rear garden, offering excellent outdoor space for relaxation and play.

With its versatile layout, and prime location close to local amenities, schools, and transport links, this exceptional property is not to be missed.

Property Reference NL1208





Porch/ Entrance Hall

The property is entered via a welcoming porch leading into the main entrance hall, providing space for coats and shoes and setting the tone for the home's split-level layout.

Then an inner hallway leads through the property, with stairs rising to the kitchen/ dining level. An integral door provides direct access to the garage, enhancing everyday practicality and storage options.

Cloakroom

Positioned to the left of the entrance hall, The downstairs cloakroom is fitted with a modern white suite comprising a low-level WC and a wash hand basin with mixer tap. Additional features include a heated towel rail and a double-glazed window to the front aspect, allowing for natural light and ventilation. This well-presented space provides practical convenience for guests and everyday family living.



Bedroom Three /Study

3.15m x 2.54m (10'4" x 8'4")

Located to the right of the entrance hall, this well-proportioned double bedroom is currently utilised as a home office/study. The room is carpeted for comfort and features a double-glazed window to the front aspect, allowing for plenty of natural light, with a radiator positioned beneath. A versatile space, it would equally suit use as a guest bedroom or additional sleeping accommodation.



Kitchen Dining Room

5.87m x 3.99m (19'3" x 13'1")

Ascending the first set of stairs leads to the impressive kitchen, dining, and snug area, which the current owners have beautifully opened up from two separate rooms to create a bright and sociable living space.

The refitted kitchen is arranged in an L-shaped design, incorporating a breakfast bar and offering a generous mix of base and wall units with extensive workspace. High-quality quartz worktops complement the contemporary finish.

Integrated AEG appliances include a dishwasher, induction hob with pop-up extractor fan, and a double oven with grill, along with space for a fridge/freezer. A sink with mixer tap completes the kitchen area. The room is finished with stylish Karndean flooring throughout.



Kitchen Dining Room (Continued)

5.87m x 3.99m (19'3" x 13'1")

Natural light floods the space via a double-glazed window overlooking the rear garden, while patio doors provide direct access to the garden and patio area, ideal for entertaining and indoor-outdoor living.

Doors lead to the utility room, which in turn provides access to the main bathroom, and stairs rise to the lounge level above.

Utility Room

The utility room provides additional practical workspace and features under-counter space and plumbing for a washing machine.

A window to the side aspect allows for natural light, while tiled splashbacks and tiled flooring add durability and ease of maintenance. The tiled flooring continues through into the adjoining main bathroom, creating a cohesive and functional space.



Bathroom

2.21m x 1.7m (7'3" x 5'7")

The main bathroom is fully tiled and fitted with a modern white suite comprising a bath with mixer tap and shower attachment, a wash hand basin set within vanity storage, and a low-level WC.

The room also features a wall-mounted, contemporary wavy-style radiator and a window to the side aspect, allowing for natural light and ventilation.





Lounge

4.95m x 4.88m (16'3" x 16'0")

Steps rise from the kitchen/dining area to the next level, leading into the spacious lounge. This bright and airy room benefits from a bay window to the front aspect along with an additional window to the side, allowing plenty of natural light.

The lounge enjoys an open outlook down into the dining area below, enhancing the home's split-level design and sense of space. With three radiators and generous proportions, the room easily accommodates a range of sofas and living furniture.

Stairs rise from the lounge to the upper level, providing access to the bedrooms.



Bedroom One

4.11m x 3.48m (13'6" x 11'5")

Bedroom one is a well-proportioned double room, carpeted for comfort and featuring a rear-facing window that allows for natural light.

The room offers ample space for a range of free-standing bedroom furniture, making it a comfortable and relaxing principal bedroom.

Bedroom Two (Principal Bedroom)

4.5m x 2.97m (14'9" x 9'9")

Bedroom two, currently used as the principal bedroom, is a generously sized double room, carpeted for comfort and featuring two rear-facing windows that fill the space with natural light.

The current owners have created a Jack and Jill-style ensuite shower room, with direct access from the bedroom, providing a practical and private bathing space.



Shower Room

2.49m x 1.7m (8'2" x 5'7")

This beautifully refitted Jack and Jill-style shower room is conveniently accessible from both the hallway and the principal bedroom, allowing easy use for both bedrooms. It features a double shower cubicle with dual shower heads, a low-level white WC, and a wash hand basin set within a vanity unit with mixer taps.

A heated towel rail adds a touch of comfort, while tiled flooring and fully tiled shower cubicle provide a durable and stylish finish. The remaining walls are partially tiled, and a front-facing window fills the space with natural light.

Garage

4.19m x 2.21m (13'9" x 7'3")

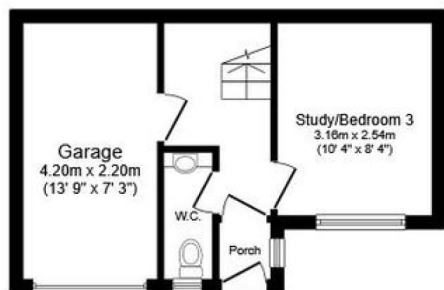
The integral garage features an up-and-over door and provides versatile space, suitable for either parking a vehicle or additional storage. With the relevant permissions, the garage also offers potential for conversion to create further living accommodation.

Outside Space

The front of the property features a driveway and a well-maintained garden, highlighted by a beautiful corkscrew hazel tree. Side access leads to the rear of the house, where an outside tap adds practical convenience.

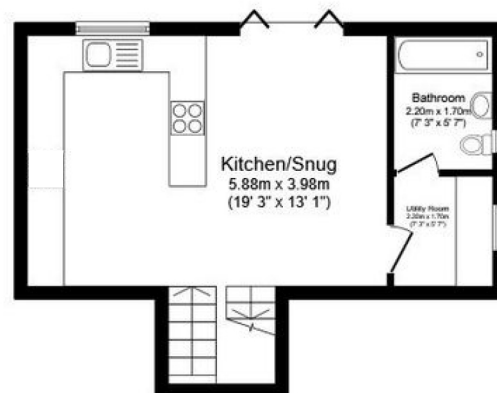
The rear garden is mainly laid to lawn and offers two paved patio areas one directly at the back of the house and another towards the top of the garden providing ideal spaces for outdoor dining or relaxing. Fully enclosed, the garden offers privacy and a safe environment for children or pets.





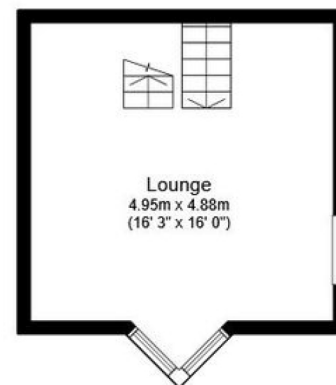
Lower Ground Floor

Floor area 25.4 sq.m. (273 sq.ft.)



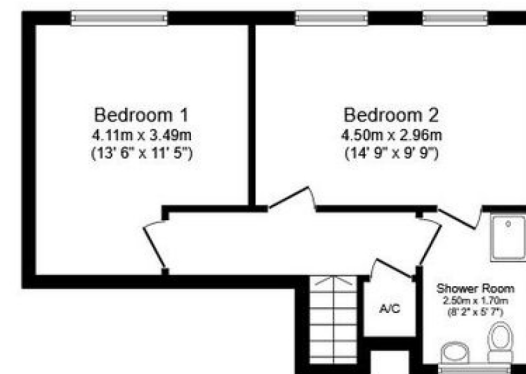
Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.)



First Floor

Floor area 24.8 sq.m. (267 sq.ft.)



Second Floor

Floor area 37.8 sq.m. (407 sq.ft.)

Total floor area: 121.9 sq.m. (1,312 sq.ft.)