



45 Kelling Way  
Milton Keynes, MK10 9NW



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Three Storey Dream!"

Forming this fantastic five-bedroom semi-detached property boasting generous proportions, situated within a highly sought-after location!

Located in a highly sought-after residential area, within walking distance to schools and local amenities. Milton Keynes and Bletchley are also a short drive away, both offering excellent commuter rail links.

Inviting entrance hall with access to the guest WC and wood-effect flooring, with stairs rising to the first floor.

Guest WC featuring a white two-piece suite comprising a low-level WC and a wash hand basin.

Beautifully appointed living area, generously sized, leading into the stunning open-plan kitchen/dining area overlooking the rear garden, providing a fantastic entertaining space with ample room for a dining table and chairs.

The kitchen boasts an array of eye and base level units, a square-edge worktop, tiled splashback, a stainless steel sink, an integrated dishwasher, space for a cooker with an extractor fan over. Additionally, there is space for a fridge/freezer and washing machine, along with access to the useful storage cupboard."

First-floor landing with access to the airing cupboard, the family bathroom, and Four bedrooms. One of the bedrooms is currently used as a study.

The family bathroom features a three-piece suite comprising a panel-enclosed bath with a shower over, a wash hand basin, and a low-level WC.

Impressive main bedroom with fitted wardrobes and an en suite. The en suite features a three-piece suite including a shower cubicle, wash hand basin, and low-level WC. Bedroom two also benefits from fitted wardrobes and an en suite. The en suite comprises a three-piece suite with a shower cubicle, wash hand basin, and low-level WC.

The spacious rear garden offers the perfect space for outdoor entertaining with friends in the afternoon sun. It features artificial lawn, providing low maintenance.

The property benefits from a neat frontage comprising a driveway and a garage.



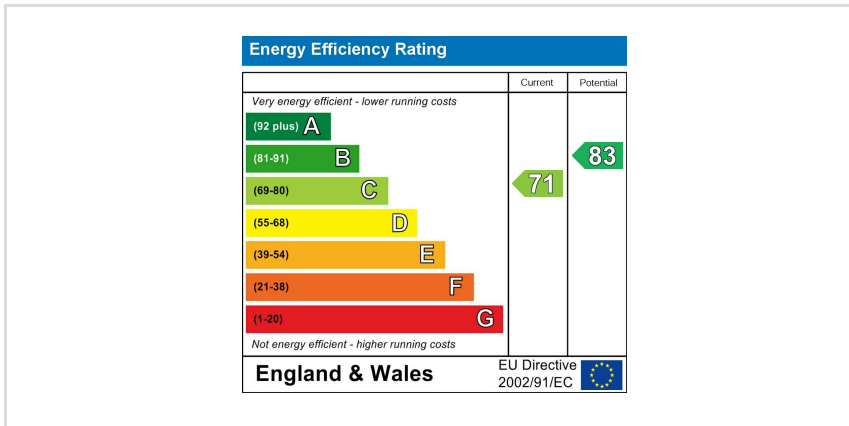
Offers over £425,000

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