



44 Summerlin Drive
Milton Keynes, MK17 8FT



William Coulson
Partnered With
Simpsons
Property Experts



“As Good As New”

Built in 2019 by Taylor Wimpey this well-presented semi-detached home is as good as new, boasting a beautiful interior, featuring an attractive position with double bedrooms and off-road parking for three cars!

Situated within the popular Woburn Sands, the property is conveniently located within walking distance to local schools, and the town centre.

Entrance is gained through a composite front door into a welcoming entrance hall boasting stairs rising to the first floor.

Beautifully appointed living room boasting an abundance of natural light, with a glazed door leading into the kitchen/dining room.

Guest WC comprising a wall hung wash hand basin and a low-level WC.

Well-presented kitchen/dining room featuring vinyl flooring, space for a large dining table and chairs and French doors to the rear garden.

The kitchen comprises a host of eye and base level units, a rolltop work-surface with a matching up-stand, a one and a stainless steel sink with a mixer tap and draining board, an AEG double oven, a gas hob with a chimney hood extractor, a integrated dishwasher and washing machine.

Stairs rise to a naturally light first floor landing with a window to the side elevation.

Impressive main bedroom boasting a generous window to the front elevation with space for wardrobes and an ensuite shower room.

Ensuite shower room comprises three-piece suite to include a shower cubicle, a wash hand basin and a low-level WC.

Bedrooms two also benefits from being double in size with space for large bed and a wardrobe.

Bedroom three boasting a generous window to the rear elevation.

Modern family bathroom comprises a three-piece suite incorporates a panel enclosed bath with a shower screen and shower attachment, a pedestal wash hand basin and a low-level WC.

The rear garden has been beautifully landscaped by the current owners and boasts a well-kept lawn with a raised flower beds and borders.

Driveway and single garage.

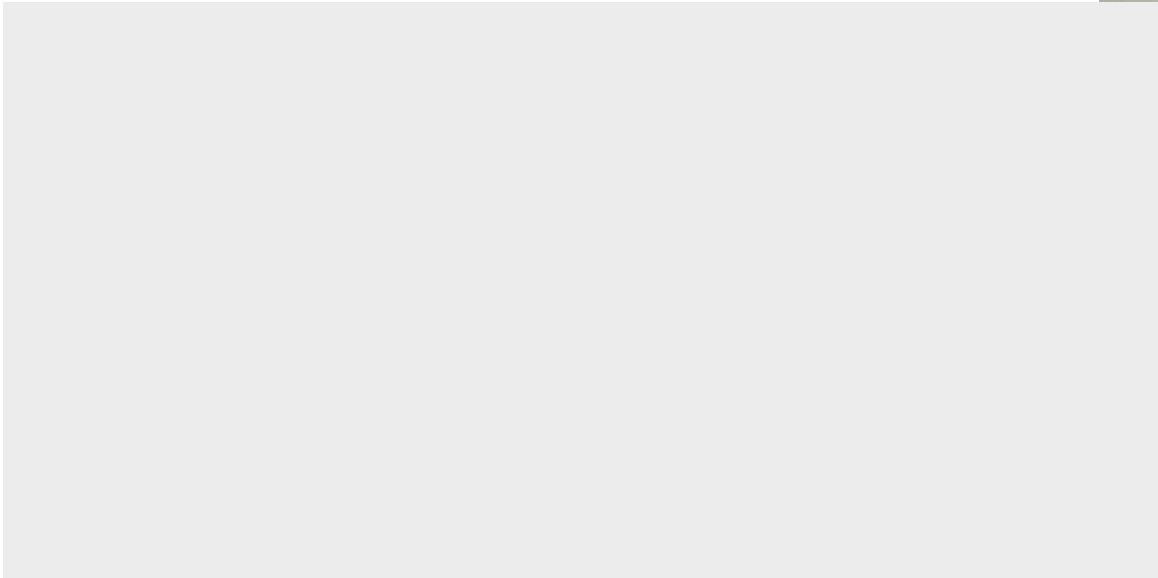
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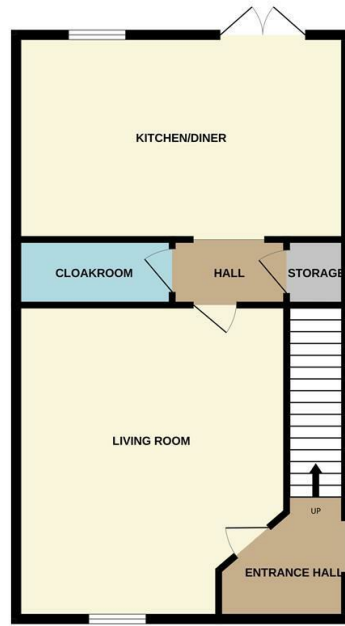
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Offers over £375,000

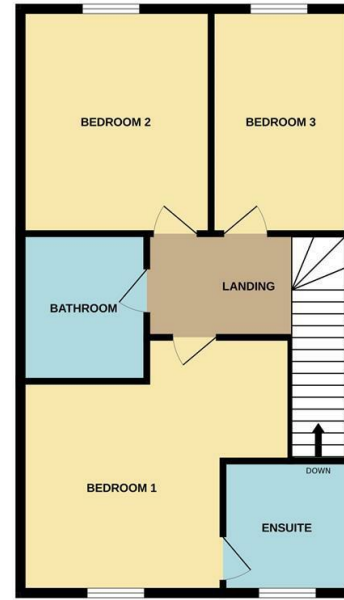




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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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William Coulson
In Partnership With

Simpsons Property Experts



Tel: 01908 040289
Email: william.coulson@simpsonspropertyexperts.co.uk
Web: <https://simpsonspropertyexperts.co.uk/our-locations/milton-keynes>

