



Connells

44a Stratford Road
Wolverton MILTON KEYNES

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Wolverton MILTON KEYNES MK12 5LW

for sale offers in excess of
£350,000



Property Description

THE DRUM AND MONKEY One of Wolverton's original off-licenses, this detached three bedroom home has been lovingly restored and extended to make a characterful home with modern comforts. Upon walking in, the huge and open kitchen/ diner/ family space greets you, creating a wonderful entertaining and living environment. The family room features a log burner and built in storage and the large kitchen/ diner benefits from solid wood flooring with underfloor heating, double glazed bi-fold doors to the side courtyard and vaulted ceiling with multiple skylights. The utility room and downstairs cloakroom are situated just off the dining area with space for all appliances. Alongside this fantastic social space, the property also benefits from a formal lounge and a separate dining room, with the lounge featuring a period fireplace. Upstairs, the three bedrooms are of great size with the master bedroom benefiting from an ensuite bathroom and a built in cupboard. and all bedrooms featuring period fireplaces.

Wolverton offers great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It is just a stones throw from idyllic local beauty hotspots such as Stony Stratford and Floodplain Forest Nature Reserves, the Grand Union canal and Ouzel Valley Park as well as famous pubs and restaurants in Stony Stratford. Junction 14 of the M1 motorway is approximately 7 miles and Milton Keynes Central Railway Station is around 4 miles away.

Entrance Cloakroom

Close coupled w.c. vanity unit wash hand basin. Heated towel rail. Solid wood flooring. Extractor fan.

Living Room

13' 5" + built-in shelf & door recess x 9' 2" (4.09m + built-in shelf & door recess x 2.79m)
Single glazed sash window to front aspect. Radiator. Carpet flooring. Period fireplace. Built-in shelving.

Dining Room

14' 8" Max x 8' 2" Max (4.47m Max x 2.49m Max)
Single glazed window to side aspect. Door to kitchen & hall. Open arch to lounge. Carpet flooring. Fitted cupboard. Paneled walls.

Family Room

15' 6" x 9' 8" Max (4.72m x 2.95m Max)
Plus chimney recess. Door to utility. Log burner. Wood flooring. Radiator. Storage cupboard. Original single glazed sash window to front aspect. Original single glazed stained glass wooden front door. Slate.

Kitchen/diner

18' Max x 11' 4" Max (5.49m Max x 3.45m Max)
Fitted kitchen wall and base units with complimentary stone work surface. Range master fan oven and gas hob. Extractor fan over. Five double glazed sky lights. Under

floor heating. Bi-fold doors to side aspect. Radiator. Integrated fridge/freezer, dishwasher and bins. Sunken stainless steel one and half bowl sink.

Utility Room

7' 1" Plus door recess x 6' 9" Plus door recess (2.16m Plus door recess x 2.06m Plus door recess)

Space for washing machine and tumble drier. Door to kitchen, family room and W.C. Wood flooring. Wood worktop.

First Floor Landing

Single glazed sash window to side aspect. Stairs to all bedrooms and bathroom.

Bedroom 1

12' 4" Into door recess x 13' 7" Max plus chimney recess (3.76m Into door recess x 4.14m Max plus chimney recess)

Single glazed sash window to front aspect. Period fireplace. Loft access. Carpet flooring. Radiator. Door to en suite.

En Suite

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Heated towel rail. Extractor fan. Tiled flooring. Spot lights. Partly tiled.

Bedroom 2

11' Into chimney recess x 9' 5" (3.35m Into chimney recess x 2.87m)

Period fireplace. Single glazed sash window to front aspect. Radiator. Carpet flooring.

Bedroom 3

9' 1" x 8' 3" Max (2.77m x 2.51m Max)

Single glazed sash window to side aspect. Period Fireplace. Radiator. Carpet flooring.

Bathroom

Shower cubicle with pedestal wash hand basin and close coupled w.c. Radiator. Extractor fan. Partly tiled. Single glazed sash window to side aspect partly obscured. Vinyl flooring.

Outside

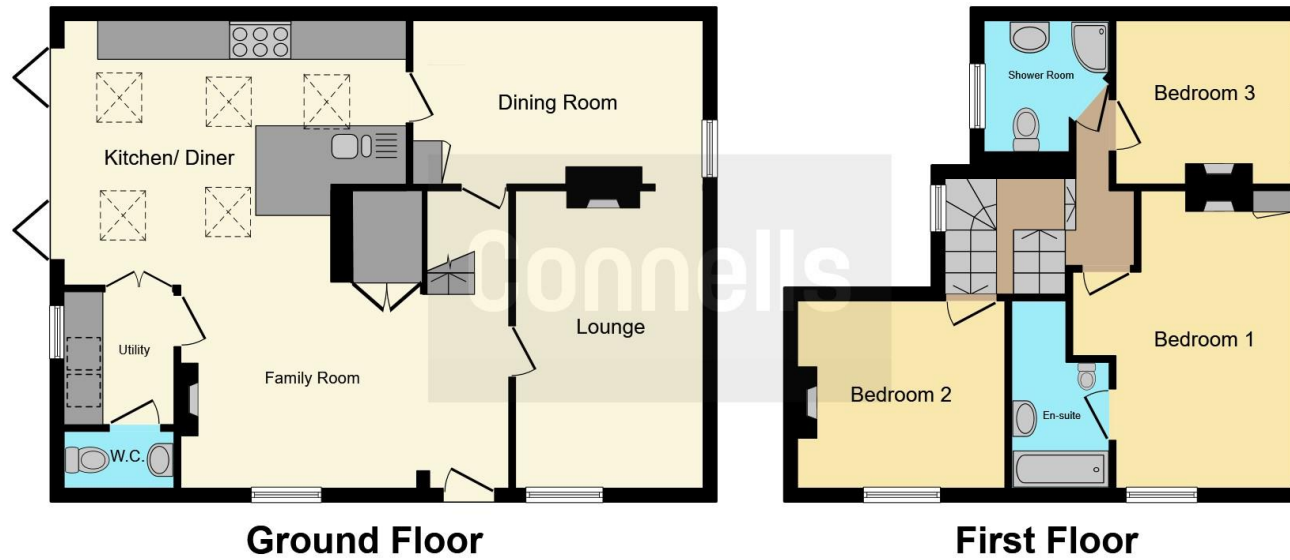
Rear Garden

Side access courtyard garden. Shrubs and borders enclosed by timber fencing and a brick wall.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SSD306438

Tenure: Freehold



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