



**Connells**

Laelia Drive  
Fairfields MILTON KEYNES



## Property Description

**\*\*\*FREEHOLD COACH HOUSE WITH ENSUITE SHOWER-ROOM\*\*\*** Pleasantly situated in the popular location of Fairfields, this two-bedroom, two bathroom freehold coach-house is offered for sale in great condition throughout through Connells Estate Agents. With benefits including an ensuite shower room, gated off-street parking, courtyard garden and solar panels, this home would make a great first or investment purchase. The front door leads you up the stairs to the first floor. Here, there are two double bedrooms, both with fitted wardrobes and the master with an ensuite shower room. The open plan living area features a fitted kitchen with island and integrated appliances, whilst the lounge is light and airy. The family bathroom is in great condition and features a double-glazed skylight to let in natural light. The skylights in the kitchen, bathroom, landing and ensuite floods the entire coach-house with natural light, making the property cosy and bright.

Fairfields is one of Milton Keynes City's newest estates, popular for its green areas and convenient access to the popular market town of Stony Stratford. The development of modern and contemporary homes has settled nicely in the city's landscape and has established itself as one of the most desirable areas to live in. The estate itself is home to a primary school, as well as a soon-to-be-built local shop and cafe. Fairfields is in an excellent school catchment area, with many of the nearby schools rated "outstanding" by Ofsted.

## Entrance Hall

Stairs to first floor.

## Kitchen/Lounge

17' 9" x 12' 4" ( 5.41m x 3.76m )

Fitted kitchen wall and base units with complimentary laminate worktop. Electric oven and induction hob with extractor over. Stainless steel one and a half bowl sink and drainer. Integrated washing machine, dishwasher and fridge/freezer. Radiator. Laminate flooring. Two double glazed sky lights. Double glazed window to front aspect.

## First Floor Landing

Radiator. Laminate floor. Double glazed skylights.

## Bedroom 1

17' 9" into recess x 10' 6" ( 5.41m into recess x 3.20m )

Built-in wardrobes. Radiator. Laminate flooring. Double glazed window to front aspects.

## En Suite

Double shower cubicle with electric shower. Close coupled w.c., pedestal wash hand basin. Part tiled. Shaver point. Radiator. Tiled floor. Double glazed skylight.

## Bedroom 2

12' 2" into wardrobes x 8' 6" ( 3.71m into wardrobes x 2.59m )

Built-in wardrobe. Storage cupboard. Laminate flooring. Radiator. Double glazed window to front aspect.

## Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Part tiled. Extractor fan. Radiator. Extractor fan. Tiled floor. Double glazed skylight.

## Outside

### Rear Garden

Patio area and flower beds.

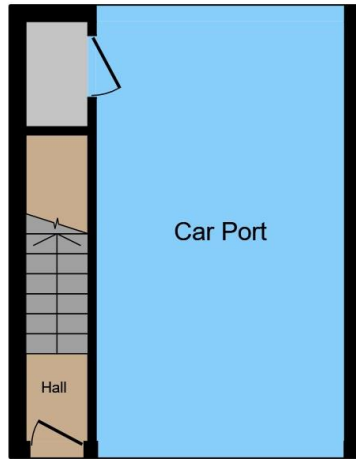
### Parking

Gated carport with two parking spaces.









**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: A**

Tenure: Freehold

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