



Connells

Manorfields Road
Old Stratford MILTON KEYNES

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for sale
£450,000



Property Description

****RIVER AND FIELD VIEWS- OPEN DAY ON 23/11 BY APPOINTMENT ONLY**** Situated on the banks of the River Great Ouse, this family orientated three-bedroom house is offered for sale via Connells Estate Agents. Rarely available, this semi-detached home benefits from a large kitchen/diner/family room, scenic views, parking for multiple vehicles and a single garage. The accommodation comprises entrance hallway, downstairs bathroom, lounge, kitchen/diner/family room, conservatory, three double bedrooms and an upstairs WC. Externally, the rear garden is of a good size with established trees and hedges, grass and patio areas as well as a low fence to ensure the stunning views are taken full advantage of. The front of the property offers off-street parking for multiple vehicles as well as access to the single garage.

Old Stratford offers great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It's just a stone throw from idyllic local beauty hotspots such as Stony Stratford Nature Reserve and Ouzel Valley Park as well as world famous pubs and restaurants in Stony Stratford.

Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away. The nearest railway station is Wolverton, approximately 2.5 miles, for services to London Euston, Bletchley, Milton Keynes, Northampton, Birmingham. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London.

Entrance Hall

Obscure double-glazed front door. Radiator. Understairs cupboard. Laminate floor. Half glazed double-glazed door to side aspect. Double glazed windows to side and front aspect.

Bathroom

Panel bath with shower over. Close coupled w.c..pedestal wash hand basin. Part tiled. Central heating towel rail. Obscure double-glazed window to side aspect.

Living Room

13' 11" x 11' 2" (4.24m x 3.40m)
Log burner. Tiled hearth. Radiator. Carpet. Oriel double glazed window to front aspect.

Dining Room

16' 10" x 14' 11" (5.13m x 4.55m)
Three Velux roof windows. Radiator. Double glazed window to side aspect. Double glazed door to rear aspect. Luxury vinyl flooring.

Kitchen

8' 8" x 11' 2" (2.64m x 3.40m)
Fitted kitchen with wall and base units with complimentary solid wood worktops. Ceramic sink and drainer. Integrated dishwasher. Plumbing for washing machine. Space for

fridge/freezer. Double oven and four ring gas hob and hood over. Luxury vinyl flooring.

Conservatory

15' 11" x 8' 9" (4.85m x 2.67m)

Laminate flooring. Wall lights. Double glazed glass roof. Double glazed French doors French doors to rear aspect. Double glazed windows to side and rear aspects.

First Floor Landing

Loft access. Carpet. Double glazed window to front aspect.

Bedroom 1

10' 1" x 10' 3" (3.07m x 3.12m)

Fitted wardrobes. Carpet. Radiator. Double glazed window to front aspect.

Bedroom 2

12' 8" x 9' 3" (3.86m x 2.82m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

7' 11" x 9' 9" (2.41m x 2.97m)

Radiator. Carpet. Double glazed window to rear aspect.

Cloakroom

Shaver point. Part tiled. Close coupled w.c. Vanity wash hand basin. Extractor fan.

Outside

Front Garden

Mainly block driveway for two cars. Plus, side access to garage.

Rear Garden

Mainly laid to lawn. Patio seating area. Shrub and flower borders. Side access. Views over Great River Ouse.

Garage

Up and over door. Power and light.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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