



Connells

Gorricks
Stony Stratford Milton Keynes

Gorricks

Stony Stratford Milton Keynes MK11 1HB

for sale offers in excess of
£450,000



Property Description

An extended four-bedroom link detached property with three reception rooms boasting unspoilt views to the side and rear of the property across open fields and towards Ouse Valley Park Properties with views of this nature are rarely available within the town and so we thoroughly recommend viewing at the earliest opportunity as demand is expected to be high. Accommodation in brief comprises; entrance hall, lounge, family room, dining room, kitchen, downstairs shower room, four bedrooms and family bathroom. Additional features include an attractive well maintained rear garden with decked and patio areas, garage, driveway, double glazing and gas central heating.

Stony Stratford is a busy, picturesque market town at the Northwest corner of Milton Keynes and is affectionately known as 'The Jewel in the Crown of Milton Keynes'. The many historical buildings, pubs, restaurants and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks.

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, intercity and cross-country services.

Entrance

Steps leading to Upvc front door.

Entrance Porch

Door to living room.

Living Room

16' 9" x 14' 1" (5.11m x 4.29m)
Archway to family room. Fitted gas fire. Radiator. Stairs to first floor. Double glazed window to front aspect.

Family Room

13' x 8' 9" (3.96m x 2.67m)
Archway to dining room. Radiator. Door to shower room. Double glazed window to side aspect.

Shower Room

Shower cubicle. Close coupled w.c., pedestal wash hand basin.

Dining Room

9' 7" x 8' 5" (2.92m x 2.57m)
Two double glazed windows to garden. Door to kitchen.

Kitchen

Fitted units to base and eye level with complimentary worktop over. Stainless steel sink and drainer. Built-in oven. Space for appliances. Double glazed window and door to rear garden.

First Floor Landing

Loft hatch. Airing cupboard. Storage cupboard. Doors to all rooms.

Bedroom 1

10' 10" x 10' 1" (3.30m x 3.07m)
Double glazed window to front aspect.
Radiator.

Bedroom 2

10' 8" x 9' 11" (3.25m x 3.02m)
Fitted wardrobe. Radiator. Double glazed window to side aspect.

Bedroom 3

10' 3" x 9' 8" (3.12m x 2.95m)
Radiator. Double glazed window to rear aspect.

Bedroom 4

6' 7" x 6' 4" (2.01m x 1.93m)
Radiator. Double glazed window to front aspect. Built in wardrobes.

Bathroom

Panel bath. Close coupled w.c., pedestal wash hand basin. Radiator. Double glazed window to rear aspect.

Outside

Front Garden

Hedge to the front and side of the property.

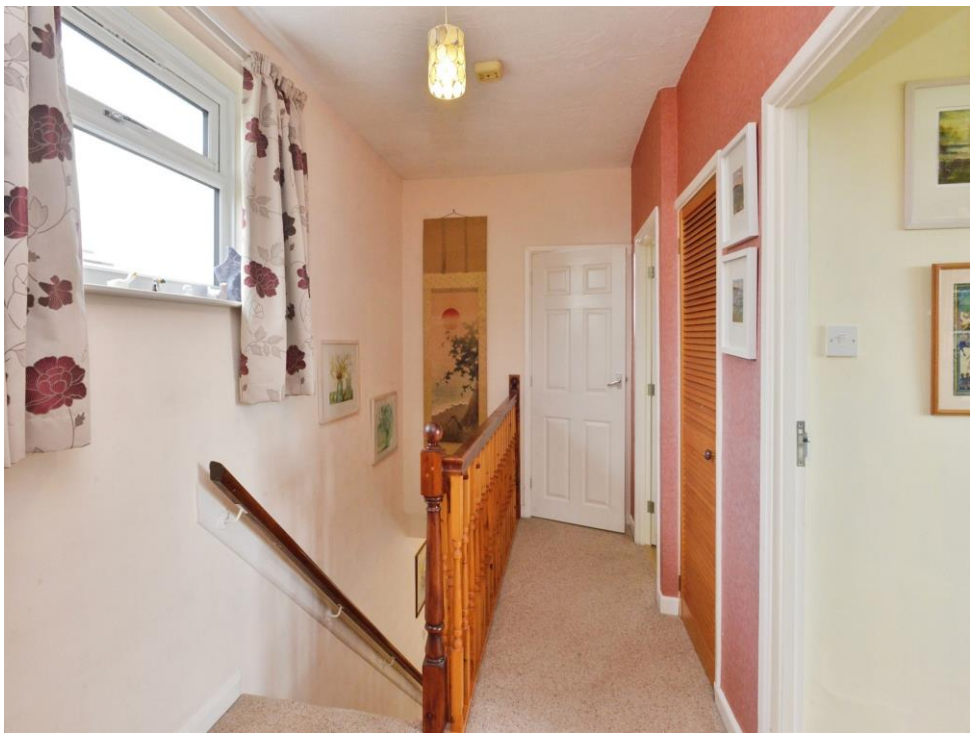
Rear Garden

Patio area with steps down to the garden. Gravel and flagstone. Mature shrub borders. Pathway to patio area. Personal door to garage.

Garage

Up and over door.









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 Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307498



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SSD307498 - 0004