



Connells

Guyana Lane
Bletchley Milton Keynes



Property Description

Located in the highly desired development of Newton Leys is this modern and spacious four bedroom detached family home.

This property benefits from a large open-plan kitchen/diner ideal for those who like to entertain guests. Finishing off the downstairs space is a formal dual aspect living room, a cloakroom and a utility room.

After rising to the first floor landing via a spiral staircase you are greeted by four generously sized bedrooms supported by a family bathroom and an en-suite situated off of the master bedroom.

Outside there is a car port offering parking for 2-3 cars to the side of the property as well as ample first come, first served lay-by parking on the road for any additional vehicles.

In terms of location, the property is situated within easy access to local amenities such as shops and schools. The property is also located within a short drive to local transport links such as Bletchley mainline train station and the A5 and M1 road links.



Entrance Hall

Tiled flooring. Wall mounted gas radiator. Storage under stairs.

Cloakroom

Enter from entrance hall. Tiled flooring. Extractor fan. Wall mounted gas radiator. Wc and wash-hand basin.

Kitchen/Diner

19' 8" Maximum x 11' 8" (5.99m Maximum x 3.56m)

Enter from entrance hall. Tiled flooring. Double glazed windows to front, rear and side aspects. Two wall mounted gas radiators. Four ring gas hob with extractor hood and a further additional extractor fan. Integrated oven, dishwasher and fridge freezer.

Utility Room

6' 5" x 5' 10" (1.96m x 1.78m)

Enter from kitchen. Tiled flooring. Patio door to rear aspect to access the garden. Integrated washing machine. Wall mounted gas radiator.

Living Room

20' 4" x 11' 4" (6.20m x 3.45m)

Enter from entrance hall. Carpeted flooring. Patio doors to rear aspect to access the garden. Double glazed window to front aspect. Two wall mounted gas radiators.

First Floor Landing.

Rise from entrance hall. Carpeted flooring. Loft hatch. Wall mounted gas radiator. Built-in storage cupboard.

Master Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

Enter from first floor landing. Carpeted flooring. Double glazed window to rear aspect. Wall mounted gas radiator.

En-Suite

Enter from master bedroom. Tiled flooring. Extractor fan. Wall mounted gas radiator. Double glazed frosted window to rear aspect. Wc, wash-hand basin and walk-in shower.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Enter from first floor landing. Carpeted flooring. Wall mounted gas radiator. Double glazed window to rear aspect.

Bedroom Three

10' x 9' 8" (3.05m x 2.95m)

Enter from first floor landing. Carpeted flooring. Double glazed window to front aspect. Wall mounted gas radiator.

Bedroom Four

8' 4" x 8' 2" (2.54m x 2.49m)

Enter from first floor landing. Carpeted flooring. Wall mounted gas radiator, Double glazed window to front aspect.

Family Bathroom

Enter from first floor landing. Tiled flooring. Extractor fan. Double glazed window to front aspect. Wall mounted gas radiator. Wc, wash-hand basin and bath with shower attached.





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



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EPC Rating: B

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Tenure: Freehold



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