

Property details **approval form**

36 Whalley Drive, Bletchley, Milton Keynes, Buckinghamshire, England, MK3 6HS

Date: 17 April 2025

Property Ref and Version: BLE310822 - 0009

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£540,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > DETACHED
- > FOUR BEDROOMS
- > DRIVEWAY
- > GARDEN ROOM
- > BAR/HOME OFFICE
- > GARAGE
- > GREAT SCHOOL CATCHMENT AREA
- > HIGHLY SOUGHT AFTER LOCATION

○ Short Description

This stunning four-bedroom detached property in Whalley drive, Bletchley, is situated in a highly sought after location with easy access to excellent schools and transport links. The spacious lay out of the property makes it ideal for families looking for a comfortable and convenient living space.

○ Long Description

Four-bedroom detached property on Whalley Drive is a standout choice for families seeking a stylish and practical home in a prime location.

Upon arrival, you're welcomed by a well-maintained block-paved driveway leading to the property's entrance. The entrance hall is spacious, featuring ample storage and a staircase to the first floor. The ground floor is designed for modern living, with a variety of functional rooms including a cloakroom, a comfortable lounge, a formal dining room, a well-equipped kitchen, and a bright garden room. Additionally, there's a utility room and access to the garage, adding versatility to the living spaces.

The interior is impeccably presented, with a keen eye for detail evident in every corner. The four bedrooms are generously sized, providing ample space for a growing family. The home also includes a loft area, offering extra room that can be adapted to your needs.

The exterior of the property is equally impressive, featuring a beautifully landscaped garden. It includes a resin path, well-tended shrub borders, and a composite decking area, perfect for outdoor dining or relaxing. The summerhouse, which is

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currently being used as an outdoor bar, is ideal for entertaining, this space could also serve as a home office as it comes fully insulated and has mains electricity.

In summary, this property on Whalley Drive combines modern living spaces, a convenient location, and attractive outdoor areas, making it an exceptional choice for families.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Door to front
Radiator x 1
Stairs to first floor
Understairs cupboard

Cloak Room

Double glazed window to front
Fully tiled
Radiator x1
W/C
Wash hand basin

Lounge

19' 1" x 11' 11" (5.82m x 3.63m)
Large spacious lounge
Ample space for furniture and large sofas
Double glazed Bi - fold doors to rear
Electric fireplace
Radiator x1
T/V point
Door to garden room

Dining Room

12' 11" x 11' 10" (3.94m x 3.61m)
Double glazed window to front
Radiator x1
Double doors leading into the lounge

Kitchen

14' 8" x 9' (4.47m x 2.74m)
Double glazed window to rear
Double glazed door to side
Fitted kitchen eye base soft closing units
Quartz worksurfaces
Sink
Splash backs
Built in electric induction hob
Electric oven, cooker and overhead hood
Built in dishwasher
Built in Fridge
Splash backs
Built in electric induction hob
Electric oven, cooker and over head hood
Built in dishwasher
Built in Fridge

Utility Room

10' 9" x 8' 2" (3.28m x 2.49m)
Part converted garage
Double glazed door to side
Eye base units
Work surface

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○ Room Description

Space for Freezer and washing machine and tumble dryer
Central Heating boiler

Garden Room

13' 7" x 8' 8" (4.14m x 2.64m)

UPVC construction

Solid roof construction with a tiled finish

Wooden Flooring

Double patio doors leading out onto the decking area

Landing

Double glazed window to front

Radiator x1

Cupboard

Loft access with ladder

Bedroom One

12' 11" Max x 11' 11" (3.94m Max x 3.63m)

Double glazed window to front

Radiator x1

Cupboard

TV Point

Bedroom Two

10' 10" To front of wardrobe x 8' 6" (3.30m To front of wardrobe x 2.59m)

Double glazed window to front

Radiator x1

Built in wardrobes

Bedroom Three

9' 11" x 9' 1" (3.02m x 2.77m)

Double glazed window to Rear

Radiator x1

Door leading to main bedroom

Bedroom Four

9' x 8' 5" (2.74m x 2.57m)

Double glazed window to Rear

Radiator x1

Family Bathroom

Double glazed window to Rear

Double shower cubicle

W/C

Wash hand basin

Vanity

Fully tiled

Hand towel rail

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○ Room Description

Front Garden

Blocked paved driveway

Rear Garden

Enclosed timber fence

Patio resin path

Shrub Borders

Composite Decking

Outside tap

Electric

Side entrance

2x sheds/ outbuildings

South facing

Bar

Fully insulated fuse box

Summer House

12' 7" x 7' 7" (3.84m x 2.31m)

Double glaze patio doors

Double glazed window to front and side

Fully insulated

Mains Electric

Patio seating area outside

Out Buildings X 2

Two garden sheds with ample space for storage

Garage

Up and over door

Partly converted

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○ Floor Plan



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

○ Approval

Signature		Date
Naresh Nahar		
Mr D.P. Saunders		