



**Connells**

Baccara Grove  
Bletchley MILTON KEYNES



# Baccara Grove Bletchley MILTON KEYNES MK2 3AT

for sale fixed price  
**£380,000**



## Property Description

Located within a cul-de-sac in the highly popular location of Water Eaton is this three bedroom semi-detached family home. This property benefits from a conservatory extension to the rear offering ample space to entertain guests.

Benefits of the area include its close proximity to local amenities such as schools and shops, as well as being within easy access to transport links.

Accommodation comprises entrance porch, hallway, living/Dining room, conservatory, kitchen/breakfast room, first floor landing, three bedrooms and a bathroom. Outside there is driveway parking for two cars, a single integral garage and a rear garden.

## Entrance Porch

A compact entrance porch accessed via a UPVC front door, benefitting from a coat closet.

## Entrance Hall

Wall mounted radiator.

## Lounge/ Diner

27' Max x 12' 4" Max ( 8.23m Max x 3.76m Max )

A generously sized and cosy living space with a fireplace making up the main feature of the room. Double glazed window to front aspect. Two wall mounted radiators.

## Kitchen/Breakfast Room

16' 7" x 10' 8" ( 5.05m x 3.25m )

A range of wall and base level units. Breakfast bar to the central of the room. Space for washing machine, dishwasher, cooker and fridge freezer. Built-in storage understairs. Double glazed window to rear aspect. Door to access the garage.

## Conservatory

11' 1" x 9' 8" ( 3.38m x 2.95m )

A solid roof conservatory with double glazed windows surround. Sliding door to rear aspect to access the garden. Wall mounted radiator.

## First Floor Landing

Rise from downstairs hallway. Double glazed window to side aspect. Access to loft and a built-in airing cupboard.

## Bedroom One

11' x 10' ( 3.35m x 3.05m )

A double bedroom consisting of a double glazed window to front aspect and a wall mounted radiator.

## Bedroom Two

10' x 8' 11" ( 3.05m x 2.72m )

A double bedroom benefitting from a built-in wardrobe. Double glazed window to rear aspect and a wall mounted radiator.

## Bedroom Three

11' 9" x 6' 3" ( 3.58m x 1.91m )

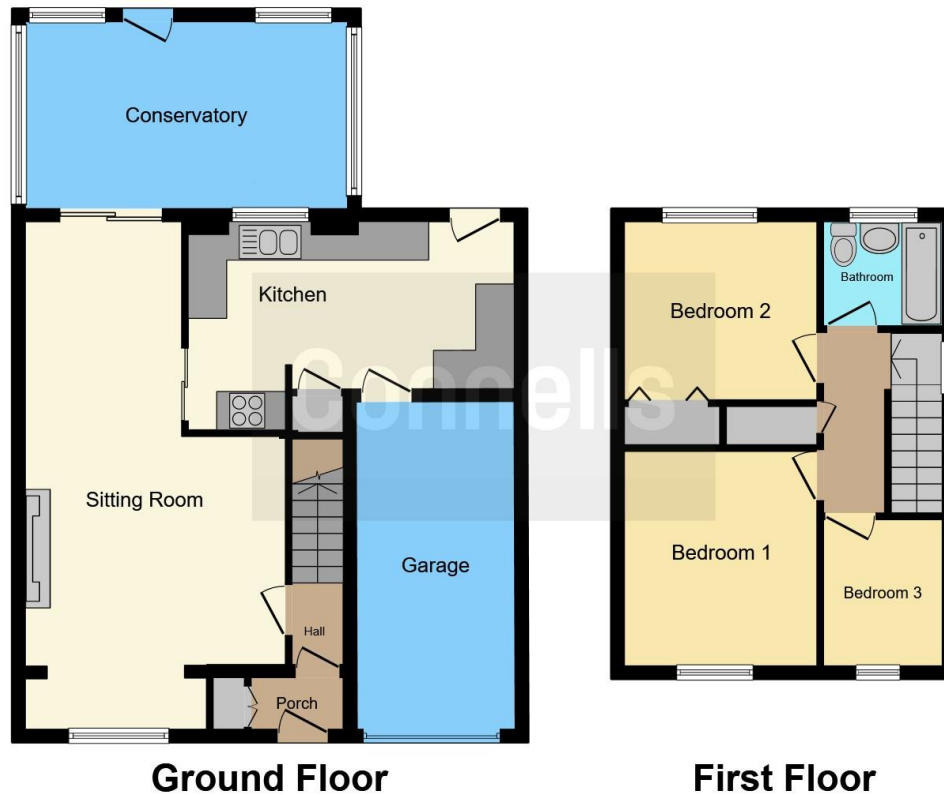
A single bedroom consisting of a double glazed window to front aspect as well as a wall mounted radiator.

## Bathroom

A three piece suite consisting of a wc, pedestal wash hand basin and a bathtub with a shower attached. Double glazed opaque window to rear aspect. Wall mounted radiator.







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: E Council Tax  
 Band: C

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Tenure: Freehold



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