

Property details **approval form**

44 Normandy Way, Bletchley, Milton Keynes, Buckinghamshire, England, MK3 7UN

Date: 22 April 2025

Property Ref and Version: BLE311274 - 0001

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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

£500,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > THREE BEDROOM
- > DETACHED BUNGALOW
- > EN-SUITE TO MASTER
- > CUL-DE-SAC LOCATION
- > WRAP-AROUND REAR GARDEN
- > 36FT GARAGE
- > AMPLE PARKING
- > HIGHLY DESIRED LOCATION

○ Short Description

Offered to the market with no onward chain is this well-presented three bedroom detached bungalow located within a private cul-de-sac in the highly desired 'Barleyhurst' development. This property benefits from a generously sized corner plot, garage and ample parking.

○ Long Description

Offered to the market with no onward chain is this well-presented three bedroom detached bungalow located within a private cul-de-sac in the highly desired 'Barleyhurst' development. This property benefits from a generously sized wrap-around garden as well as a garage that spans 36 ft in length.

This properties accommodation comprises as spacious entrance hall, a generously sized lounge/dining area, a recently refitted kitchen, a conservatory, three reasonably sized bedrooms, an immaculate en-suite supporting the master and a family shower room. Outside there is driveway parking for 3 to 4 cars, a generously sized wrap-around garden and a tandem garage.

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The Barleyhurst development is a quiet and well sought after area that offers easy access to local amenities including Schools and shops, and also transport links suchs as Bletchley mainline train station, the bus station and also the A5 and M1 road networks.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

A spacious and welcoming entrance hall benefitting from three built-in storage cupboards and offers access to the loft.

Lounge/Diner

21' 9" x 15' 11" (6.63m x 4.85m)

A generously sized lounge/diner. Double glazed window to rear aspect and two wall mounted radiator.

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

A recently refitted kitchen with wall and base level units. Integrated appliances to include fridge, dishwasher, double oven, microwave and an electric hob. Recessed spotlights. Double glazed window to rear aspect.

Conservatory

15' 6" x 7' 6" (4.72m x 2.29m)

Double glazed window surround. Two wall mounted radiators. Patio door to garden.

Master Bedroom

11' 9" x 11' 2" (3.58m x 3.40m)

A well-proportioned double bedroom benefitting from a built-in wardrobe. Wall mounted radiator. Double glazed window to rear aspect.

En-Suite

A three-piece suite to include WC, wash hand basin vanity unit and a walk-in shower cubicle. Chrome heated towel rail. Double glazed opaque window to rear aspect.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

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

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

Built-in wardrobe, wall mounted radiator and double glazed window to front aspect.

Family Shower Room

An immaculately presented three-piece suite to include WC, wash hand basin vanity unit and a walk-in shower cubicle. Chrome heated towel rail. Double glazed opaque window to rear aspect.

Outside

Driveway

Half block paved driveway offering parking for 3 to 4 cars.

Rear Garden

A generously sized wrap-around rear garden enclosed by timber fencing. Mainly laid to lawn. Patio area directly outside of the conservatory. Pond located at the corner of the garden.

Garage

36' 8" x 8' 7" (11.18m x 2.62m)

An extended garage with an up and over door to the front. There is also a door to the side to access the garage from the garden. Power and lighting.

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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
Luke Dillow		
Mr Mitchell Smith		