



**Connells**

Baccara Grove  
Bletchley Milton Keynes



## Property Description

Located within a cul-de-sac in the highly popular location of Water Eaton is this extended and well-presented three bedroom semi-detached family home. This property benefits from a single storey extension to the rear of the kitchen adding a utility area onto the generously sized kitchen/breakfast room. The current owners have also made numerous other improvements including solar panels and new loft insulation.

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, living/Dining room, 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

Recessed spotlights. Access to the lounge/diner.

### Lounge/Diner

26' x 16' 5" ( 7.92m x 5.00m )

Enter from the entrance porch. Three wall mounted radiators. Storage located under the stairs. UPVC double-glazed window to front aspect. UPVC patio door to rear aspect to access the garden. Door to kitchen/Breakfast room and stairs to the first floor.

### Kitchen/Breakfast Room

19' 4" Maximum x 15' 7" ( 5.89m Maximum x 4.75m )

Enter from lounge/diner. Wall and base level units. Integrated appliances to include oven and four ring gas hob, additional space for dishwasher and fridge freezer. Built-in storage cupboard. Stainless steel sink and drainer. Recessed spotlights. Wall mounted radiator. UPVC double-glazed window to rear

aspect. Door to the garage.

### Utility Room

8' 10" x 7' 7" ( 2.69m x 2.31m )

Enter from the kitchen/Breakfast room. UPVC double-glazed window to rear aspect. UPVC door and window to side aspect to access the rear garden. Plumbing for a washing machine and external ventilation for a dryer.

### First Floor

#### Landing

Rise from lounge/diner. Built-in storage cupboard. UPVC double-glazed window to side aspect. Access to three bedrooms, bathroom and a loft hatch to access the loft which has been recently re-insulated.

#### Bedroom One

9' 9" x 8' 11" ( 2.97m x 2.72m )

Enter from the landing. UPVC double-glazed window to rear aspect. Wall mounted radiator.

#### Bedroom Two

11' to wardrobe x 8' Plus door recess ( 3.35m to wardrobe x 2.44m Plus door recess )

Enter from the landing. Built-in wardrobe. UPVC double-glazed window to front aspect. Wall mounted radiator.

#### Bedroom Three

8' 1" x 7' 7" ( 2.46m x 2.31m )

Enter from the landing. UPVC double-glazed window to front aspect and wall mounted radiator.

### Bathroom

Enter from the landing. A recently refitted three-piece en-suite comprising

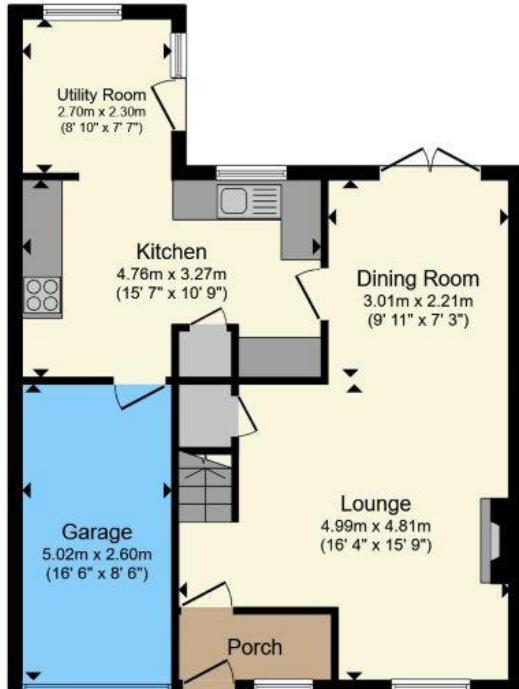
WC, wash hand basin vanity unit and bathtub with an attached shower. Recessed spotlights. Chrome heated towel rail. UPVC double-glazed obscure window to rear aspect.

### Garage

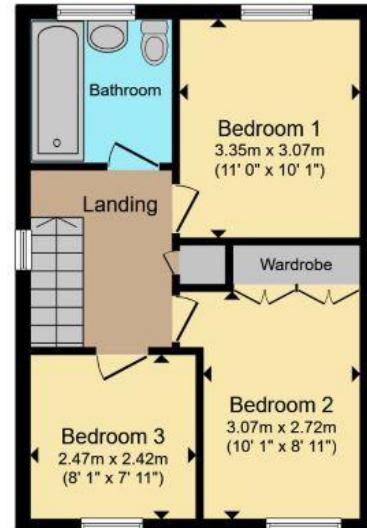
15' 9" x 7' 7" ( 4.80m x 2.31m )

Electric roller door to the front. Power. Door to the rear to allow access from the kitchen.





**Ground Floor**



**First Floor**

Total floor area 97.9 m<sup>2</sup> (1,054 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
Band: C

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Tenure: Freehold



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