



Connells

Phoebes Orchard
Stoke Hammond Milton Keynes

Phoebes Orchard Stoke Hammond Milton Keynes MK17 9LW

for sale
£325,000



Property Description

Welcome to your charming new home nestled in the picturesque villages near Leighton Buzzard and Milton Keynes. This delightful property offers a warm and inviting atmosphere, starting with a welcoming entrance porch that leads you into a spacious lounge and diner, perfect for entertaining guests or enjoying cosy evenings by the fireplace. The well-appointed kitchen boasts modern amenities and flows seamlessly into a sunlit conservatory, where you can unwind and soak in the tranquil views of the surrounding garden.

Outside, a convenient driveway provides ample parking space, while the manicured rear garden offers a peaceful retreat to relax and enjoy the outdoors. Inside, you'll find two generously sized bedrooms, providing comfortable accommodation for family or guests, along with a stylish family bathroom.

Conveniently located, this property is just a stone's throw away from local pubs and a well-stocked village shop, ensuring that daily amenities are always within easy reach. Whether you're seeking a peaceful

countryside retreat or a convenient base close to amenities, this property offers the perfect blend of comfort, convenience, and charm

Entrance Hall

Laminate flooring.

Lounge

12' 1" x 13' 10" (3.68m x 4.22m)

Double glazed window to front with fitted blind.
Electric radiator. Laminate flooring.

Kitchen

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to rear. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Sink and drainer. Electric oven. Integrated microwave. Electric hood with cooker hood over. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge freezer. Under floor heating. Vinyl flooring.

Conservatory

7' 4" x 6' 10" (2.24m x 2.08m)

Double glazed window. UPVC and brick built construction. Electric radiator.

Landing

Carpeted flooring.

Bedroom One

12' 1" max x 8' 6" max (3.68m max x 2.59m max)

Restricted head height. Double glazed window to front. Airing cupboard. Carpeted flooring.

Bedroom Two

12' 2" x 7' 10" (3.71m x 2.39m)

Double glazed window to rear with fitted blind. Pocket door. Electric radiator. Carpeted flooring.

Bathroom

Double glazed window to side. Pocket door. Bath with shower over with tiled surround. WC. Wash hand basin in vanity unit. Electric heated towel rail. Extractor fan.

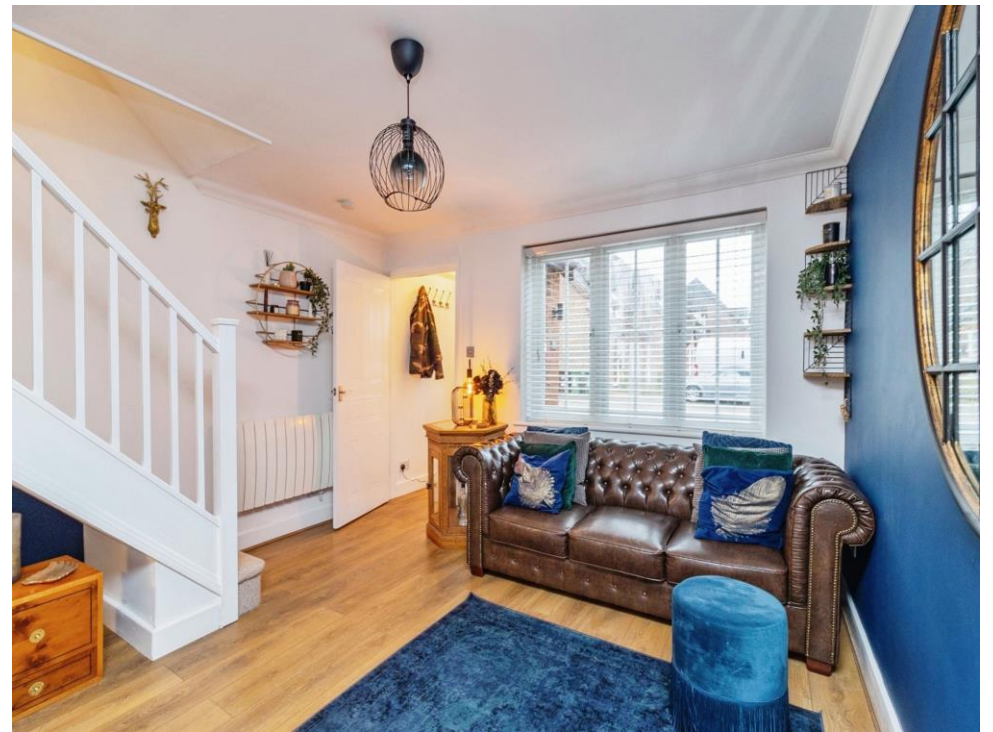
Loft Space

Boarded. Courtesy light and ladder.

Rear Garden

Mainly laid to lawn. Patio. Tap. Outside socket. Side access.









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: E

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Tenure: Freehold



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