



**Rothersthorpe, Giffard Park, Milton Keynes, MK14 5JL**

**welcome to**

## **Rothersthorpe, Giffard Park, Milton Keynes**

Brown and Merry are delighted to present this three-bedroom, link-detached home with features such as cloakroom, private rear garden, parking and garage. Located close to local amenities, schools and transport links.

### **Entrance Hall**

Door to the side and stairs to the first floor and under stairs storage. Doors to the cloakroom, kitchen and sitting room.

### **Cloakroom**

Wash hand basin and low-level WC. Extractor fan and double-glazed obscured window to the front.

### **Sitting Room**

16' 3" x 11' 4" ( 4.95m x 3.45m )

Under-floor heating, radiator and double-glazed Patio doors leading out to the garden.

### **Kitchen / Diner**

16' x 9' 8" ( 4.88m x 2.95m )

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over. inset sink with mixer tap, electric oven and gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Radiator and space for a dining table and chairs. Double-glazed window to the front and double-glazed door to the side.

### **First Floor**

#### **Landing**

Stairs from the ground floor, storage cupboard housing the central heating boiler and loft access.

### **Bedroom One**

14' 7" x 9' 8" ( 4.45m x 2.95m )

Built-in wardrobes, wood flooring and a radiator. Double-glazed window to the front.

### **Bedroom Two**

12' 9" x 9' 8" ( 3.89m x 2.95m )

Wood flooring, radiator and double-glazed window to the rear.

### **Bedroom Three**

9' 8" x 8' 3" ( 2.95m x 2.51m )

Radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a wall mounted wash hand basin with mixer tap, low-level WC and a 'P' shaped bath with shower over. Heated towel rail and a double-glazed obscured window to the front.

### **Outside**

#### **Rear Garden**

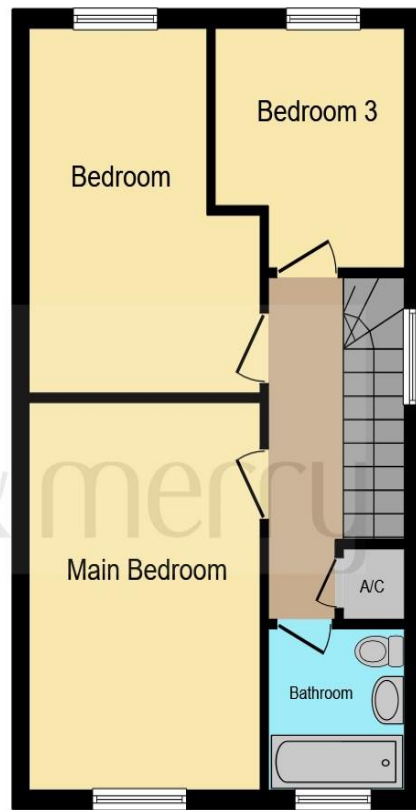
Enclosed by panel fencing the garden is laid to lawn and a 2 patio areas and shrub borders.

### **Garage**

Garage with up & over door to the front and a door to the rear garden.



**Ground Floor**



**First Floor**

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)



**welcome to**  
**Rothersthorpe,**  
**Giffard Park, Milton Keynes**

- THREE BEDROOMS
- LINK DETACHED
- GARAGE & PARKING
- PRIVATE REAR GARDEN
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£415,000**



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brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**