



Arncliffe Drive, Heelands, Milton Keynes, MK13 7LQ

welcome to

Arncliffe Drive, Heelands, Milton Keynes

****WELL-PRESENTED **** We are delighted to present this three-bedroom property, close to local amenities and transport links. Comprising lounge/diner, kitchen, utility space, bathroom, and bedroom. On the first floor is two more bedrooms, shower room and WC. Outside is off-road parking & garden.

Entrance Hall

Double-glazed door to the front, storage cupboard and stairs to the first floor.

Lounge

15' 4" x 10' 9" (4.67m x 3.28m)

Feature fireplace and double-glazed window to the rear. Double-glazed doors leading out to the garden.

Kitchen / Diner

13' 4" x 12' (4.06m x 3.66m)

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Integrated dishwasher and integrated fridge/freezer. Space for a dining table and chairs. Double-glazed windows to the rear and side. Double-glazed door leading out to the garden.

Utility Room

5' 8" x 3' 7" (1.73m x 1.09m)

Base unit with work surface over, space for a washing machine and a tumble dryer. Wall mounted boiler.

Bedroom Three

15' 1" x 6' 4" (4.60m x 1.93m)

Radiator and double-glazed window to the front.

Bathroom

Fully tiled with wash hand basin with mixer tap and shortage cupboard under, low-level WC and a paneled bath with mixer taps and shower over. Heated towel rail and double-glazed obscured window to the front.

First Floor Landing

Stairs from the ground floor and access via a ladder to the loft. Doors to the shower room, separate WC and bedrooms one and two.

Bedroom One

18' 2" x 11' (5.54m x 3.35m)

Radiator and double-glazed window to the rear. Double-glazed bay window to the front.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Radiator and double-glazed window to the front. Door to the WC.

Shower Room

Fully tiled with wash hand basin with mixer tap and storage cupboard under and a shower cubicle. Heated towel rail.

Separate Wc

Partially tiled with wash hand basin set in a vanity unit and low-level WC. Extractor fan and double-glazed obscured window to the front.

Outside Front Garden

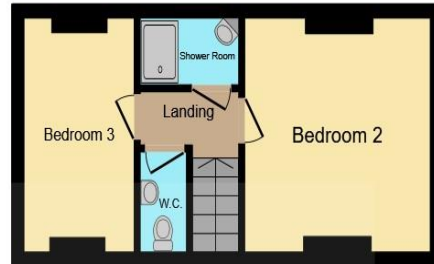
Laid to lawn with shrub borders. Block paved driveway providing off-road parking.

Rear Garden

Enclosed by panel fencing, the garden is laid to lawn with a patio area and a decked area.



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



welcome to
Arncliffe Drive,
Heelands, Milton Keynes

- GOOD CONDITION THROUGHOUT
- BATHROOM, SHOWER ROOM & SEPARATE WC
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- UTILITY SPACE
- THREE WELL-PROPORTIONED BEDROOMS

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

offers over
£325,000



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Property Ref:
NPL107881 - 0004

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