

Tiberius Drive, Fairfields, Milton Keynes, MK11 4AX



welcome to

Tiberius Drive, Fairfields, Milton Keynes

Located in the modern development of Fairfield's. The area has wide roads, green open-spaces, play area and Fairfield's Primary School for ages 4 to10 years. The historic market town of Stony Stratford is less than 1 mile away with many shops, bank, restaurants, health centre and library.













Entrance Hall:

Enter via double glazed door to the entrance hall, stairs rising to the first floor landing, radiator and doors to the ground floor accommodation.

Study:

7' 5" x 7' (2.26m x 2.13m) Double glazed window to the front aspect, radiator and carpet flooring.

Cloakroom:

Low level WC, wash hand basin and tiled splashbacks.

Living Room:

20' 2" \times 12' 1" (6.15m x 3.68m) A box bay window to the front aspect, carpet flooring, radiator, TV point and door to the dining room:

Dining Room:

10' 6" x 8' 6" (3.20m x 2.59m) Double glazed window to the rear aspect, LVT flooring, radiator and opening into the kitchen/breakfast room.

Kitchen / Breakfast Room:

16' 5" x 12' 6" (5.00m x 3.81m) A fitted kitchen with a range of eye and base level units, worktop surfaces, 1½ bowl sink with mixer tap over, electric hob, electric double oven, integral fridge/freezer, wine cooler and dishwasher, double glazed window to the rear aspect, storage cupboard, tiled splashbacks and door to the utility room:

Utility Room:

4' 5" x 5' 2" (1.35m x 1.57m) Fitted with a range of eye and base level units, single bowl stainless steel sink with mixer tap, integral washing machine and space for other utilities.

First Floor Landing:

Airing cupboard, doors to all accommodation and access to the loft.

Bedroom One:

12' 8" x 11' 7" ($3.86m\ x\ 3.53m$) Double glazed window to the front aspect, carpet flooring, built in wardrobes, radiator and door to the en-suite:

En-Suite:

Suite comprising: Double shower, WC and wash hand basin.

Bedroom Two:

14' 2" x 12' 3" ($4.32m\ x\ 3.73m$) Double glazed window to the rear aspect, radiator and carpet flooring.

Bedroom Three:

10' 11" x 10' 4" ($3.33m\ x\ 3.15m$) Double glazed window to the rear aspect, radiator and carpet flooring.

Bedroom Four:

10' 3" x 9' 8" (3.12m x 2.95m) Double glazed window to the rear aspect, radiator and carpet flooring.

Family Bathroom:

Three piece bathroom suite comprising: Low level WC wash hand basin, panelled bath with shower over, tiled splashbacks, frosted double glazed window to the rear aspect.

Outside:

Front: Rear Garden:

This Southwest facing landscaped rear garden with patio area, artificial grass, mature plants, access to

the garage and side gate. The garden is fully enclosed and not overlooked.

Single Garage:

Oversized single garage with electric doors and lighting. There is parking for several vehicles and a carport.

Agents Note:

This property has Solar Panels. The power is sold back to the energy company and does not power the house. Please ask the office for more details.

Agents Note:

Visitors parking bays to front of house.





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- FOUR BEDROOM DETACHED FAMILY HOME
- **KITCHEN / BREAKFAST AREA**
- STUDY AND UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- SOUTHWEST FACING GARDEN, CARPORT AND ٠ **OVERSIZED SINGLE GARAGE**

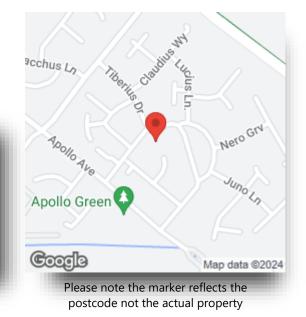
Tenure: Freehold EPC Rating: A

£625,000









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Property Ref: STS107482 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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brown & merry



R

01908 562011

stonystratford@brownandmerry.co.uk

65 High Street, MILTON KEYNES, Buckinghamshire, MK11 1AY



brownandmerry.co.uk