



Wolfscote Lane, Emerson Valley Milton Keynes MK4 2HG

welcome to

Wolfscoate Lane, Emerson Valley Milton Keynes

Situated in the sought after location of EMERSON VALLEY is this impressive THREE bedroom DETACHED house with spacious and versatile living, perfect for families. The property is in an excellent school catchment area and benefits from a GARAGE, EN-SUITE & PARKING for THREE cars.

Entrance Hall:

Door to front, stairs rising to first floor landing.
Doors to living room, kitchen and cloakroom.

Cloakroom:

Fitted with a suite to comprise: Wash hand basin and w.c. Radiator.

Lounge:

13' 5" x 11' 5" (4.09m x 3.48m)
Double glazed bay window to front, radiator.

Kitchen / Diner:

19' 4" x 8' 9" (5.89m x 2.67m)
Fitted with a range of wall and base units with work surfaces over, built-in fridge freezer, dishwasher, oven, cooker extractor, hob and sink with drainer.
Double glazed window to rear, radiator, doors leading to conservatory, Bosch appliances.

Utility Room:

5' 9" x 5' 1" (1.75m x 1.55m)
Space for washing machine and dryer, door to side.

Conservatory:

13' 9" x 9' 2" (4.19m x 2.79m)
Double glazed with a radiator and door to garage.

Landing:

Doors to bedrooms and bathroom.

Bedroom One:

13' 6" x 9' 2" (4.11m x 2.79m)
Double glazed window to front, radiator, built-in wardrobes.

En-Suite:

Fitted with a suite to comprise: Shower, wash hand basin and w.c. Towel rail, double glazed window to side.

Bedroom Two:

10' 8" x 8' 11" (3.25m x 2.72m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom Three:

8' 10" x 5' 9" (2.69m x 1.75m)
Built-in storage, radiator, double glazed window to rear.

Bathroom:

Fitted with a suite to comprise: Bath with hand held shower head, wash hand basin and w.c. Towel rail, double glazed window to front.

Outside:

Front:

Small area of lawn, shrub, pathway leading to front door, driveway to the side providing parking and leading to garage. Gated side access.

Garage:

Electric door, light and power.

Rear Garden:

Enclosed and mainly laid to lawn with patio 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
Wolfscoate Lane,
Emerson Valley Milton Keynes

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- EN-SUITE

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

offers over
£450,000



view this property online [brownandmerry.co.uk/Property/STS107962](https://www.brownandmerry.co.uk/Property/STS107962)



Property Ref:
STS107962 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



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



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