



Wolfsote Lane, Emerson Valley Milton Keynes MK4 2HG

welcome to

Wolfsote 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



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Property Ref:
STS107962 - 0004

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brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



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



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