



**Summerlin Drive, Woburn Sands Milton Keynes, MK17 8GP**

**welcome to**

## **Summerlin Drive, Woburn Sands Milton Keynes**

A STUNNING, four bedroom, modern FAMILY home, located in the popular 'PARKLANDS' development in Woburn Sands. MASTER SUITE, Lounge, KITCHEN/DINER, Cloakroom, CONSERVATORY, fully enclosed REAR GARDEN with PARKING for two cars. MUST BE SEEN!!!!

### **Entrance Hall:**

Half glazed UPVC door to front. Radiator. Laminate flooring. Understairs storage cupboard. Stairs to first floor landing.

### **Cloakroom:**

Double glazed obscure window to front. WC. Pedestal wash hand basin. Radiator. Extractor fan. Tiled floor. Half tiled walls.

### **Kitchen / Diner:**

14' 3" x 8' 8" ( 4.34m x 2.64m )  
Double glazed window to front aspect. Radiator. Tiling to floor. Wall mounted gas central heating boiler. Range of base and eye level storage cupboards with worksurface over and uplifts. Integrated dish washer, built in electric oven and grill. Gas hob with stainless steel cooker splashback and chimney style stainless steel extractor fan over. Plumbing and space for washing machine. Built in Bosch fridge/freezer. Stainless steel sink and drainer unit with mixer tap. Concealed under unit lighting. Recessed ceiling lighting. Space for dining table and chairs.

### **Lounge:**

16' 1" x 11' 5" ( 4.90m x 3.48m )  
Laminate flooring. Two radiators. Double glazed window to rear aspect. Double glazed patio doors into conservatory.

### **Conservatory:**

8' 5" x 9' 5" ( 2.57m x 2.87m )  
Added in November 2022 a half brick and UPVC conservatory with glass roof and double glazed windows to side and rear aspect. Laminate flooring. Double glazed patio doors into rear garden.

### **Landing:**

Carpet flooring. Radiator. Airing cupboard with hot water tank. Solar panel controls. Doors to three bedrooms and family bathroom.

### **Bedroom:**

8' 11" x 9' 5" ( 2.72m x 2.87m )  
Double glazed window to front aspect. Radiator. Built in wardrobes.

### **Bedroom:**

9' x 12' 5" ( 2.74m x 3.78m )  
Double glazed window to rear. Carpet flooring. Radiator. Built in wardrobes.

### **Bedroom:**

8' 11" x 9' 5" Plus Wardrobe ( 2.72m x 2.87m Plus Wardrobe )  
Double glazed window to front aspect. Radiator. Built in wardrobes.

### **Bathroom:**

Double glazed obscure window to front aspect. Panelled bath with traditional style mixer tap and shower attachment. Pedestal wash hand basin. WC. Vinyl flooring. Extractor fan. Radiator. Half tiled walls.

### **Second Floor Landing:**

Carpet flooring. Door into master bedroom.

### **Master Bedroom:**

Irregular shaped room. Restricted head height. Double glazed window to front aspect. Two radiators. Eaves storage space. Built in wardrobes with mirror fronted sliding doors. Loft access. Door into en-suite shower room.

### **En-Suite Shower Room:**

With restricted head height. Enclosed shower cubicle with rise and fall shower attachment. WC. Vinyl flooring. Half tiled walls. Extractor fan. Double glazed obscure window to rear. Radiator.

### **Outside:**

**Front:**  
Slate chippings and pathway to front door. Outside light.

### **Rear:**

Fully enclosed, mostly laid to lawn with patio area. Garden shed. Gated access to rear leading to parking area. Solar panels on roof.

### **Parking:**

To rear of property, two designated parking spaces.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Summerlin Drive,

Woburn Sands, Milton Keynes

- COUNCIL TAX BAND B
- STUNNING 4 BEDROOM FAMILY HOME
- LOVINGLY UPDATED BY THE CURRENT OWNER
- POPULAR 'PARKLANDS' DEVELOPMENT
- MASTER SUITE WITH EN-SUITE SHOWER ROOM AND FITTED WARDROBES

Tenure: Freehold EPC Rating: C

**£450,000**



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