



**Weathercock Close, Woburn Sands Milton Keynes MK17 8SR**



**welcome to**

## **Weathercock Close, Woburn Sands Milton Keynes**

A SPACIOUS and well-presented FOUR-BEDROOM SEMI DETACHED property, benefiting from an ENSUITE TO MASTER, KITCHEN, LOUNGE, CONVERTED GARAGE , landscaped REAR GARDEN, and OFF ROAD PARKING. With schooling and local amenities on the doorstep this is a property not to be missed!

### **Entrance Hall**

Composite door to front, Radiator. Panelled door into lounge. Carpet to floor. Stairs to the first floor landing.

### **Lounge/Diner**

22' 4" x 14' ( 6.81m x 4.27m )  
Dual aspect room with double glazed windows to the front and rear. Double glazed bi-folding doors opening to the garden. Two radiators. Large understairs storage cupboard. Alarm panel. Built in shelf storage. Door into kitchen.

### **Kitchen**

14' 7" x 12' ( 4.45m x 3.66m )  
Dual aspect room with double glazed window to the front and double glazed window to the rear. Double glazed glass door leading to garden. Range of high gloss soft close wall and base storage units with woodbloc worksurface over. Tiling to splashback areas. Built in dishwasher, washing machine and fridge/freezer. Built in Bosch electric oven and separate grill. Gas 5 ring hob. Angled extractor fan with lighting. Composite sink and drainer unit with mixer tap. Spotlights.

### **Landing**

Loft access. Doors to all rooms.

### **Bedroom 1**

14' 3" x 11' 11" max ( 4.34m x 3.63m max )  
Irregular shaped room. Dual aspect with double glazed window to the front and side. Radiator. Carpet to floor. Door leading to en-suite shower room.

### **En-Suite**

Double glazed window to the rear. Modern suite with concealed flush WC. Walk in shower cubicle

with dual system shower head and concealed plumbing. Wash hand basin with concealed storage unit under. Spot lights. Heated towel rail. Fully tiled walls.

### **Bedroom 2**

10' 3" x 9' ( 3.12m x 2.74m )  
Double glazed window to rear. Radiator. Carpet to floor.

### **Bedroom 3**

11' 11" x 8' 1" ( 3.63m x 2.46m )  
Double glazed window to the front. Radiator. Carpet. Built in wardrobe.

### **Bedroom 4**

7' 8" plus door recess x 6' ( 2.34m plus door recess x 1.83m )  
Double glazed window to the front. Radiator. Bedroom currently set up as a dressing room.

### **Bathroom**

Double glazed window to the rear. Modern refitted suite with panelled bath with mixer tap and dual system shower head.. Wash hand basin. WC. Fully tiled walls. Heated towel rail.

### **Outside**

Rear: Steps leading to low maintenance rear garden with herringbone paving, raised planters, surrounding shrubbery and flower beds. External power. Space for patio table and chairs. Further steps to gated side access and driveway. Access to garden room via bi-folding doors.

Front: Neatly landscaped with herringbone paving, steps to front door. Outside light and storm porch. Lawned area to front with shrubbery, small bushes and bedding plants.

### **Garden Room/Bar**

15' 1" x 8' 9" ( 4.60m x 2.67m )  
Formerly the double width garage. Partially converted with garage storage to the front with up and over door. Bi-folding double glazed glass doors to garden side. Laminate flooring. Inset lighting. Kitchen bar unit. Electric heating. Door through to garage storage area.

### **Parking**

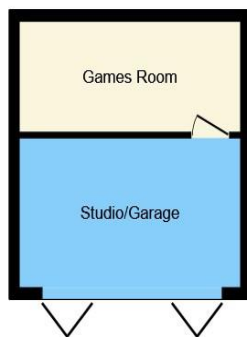
Double width driveway providing off road parking to the side of the property. Electric charging point.



**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)



welcome to

**Weathercock Close,**

**Woburn Sands Milton Keynes**

- FOUR BEDROOM SEMI WITH CORNER PLOT POSITION
- EN-SUITE TO MAIN BEDROOM
- CONVERTED GARAGE
- DOUBLE WIDTH DRIVEWAY
- LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over

**£450,000**



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Property Ref:  
WOS105467 - 0003

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