



**Novello Croft, Old Farm Park MILTON KEYNES MK7 8QT**

**welcome to**

## **Novello Croft, Old Farm Park MILTON KEYNES**

FOUR bedroom detached family home with a LOUNGE, KITCHEN, DINER, UTILITY ROOM, EN-SUITE TO MASTER, CONSERVATORY, FRONT and REAR GARDENS AND GARAGE

### **Entrance Hall**

Composite door. Radiator. Tiled flooring.

### **Cloakroom**

WC, Wash hand basin. Radiator. Double glazed window to the rear.

### **Lounge**

13' 6" x 11' 9" ( 4.11m x 3.58m )

Fully carpeted. Door to kitchen. Double glazed window to the front aspect. Radiator.

### **Kitchen/Diner**

14' 9" x 9' 5" ( 4.50m x 2.87m )

Fitted with a range of wall and base units. Spot lights. Space for dishwasher. Gas cooker and electric fan oven. Tiled floor. Radiator. Double glazed window to the rear aspect. Double glazed patio doors to conservatory.

### **Conservatory**

10' 11" x 8' ( 3.33m x 2.44m )

Brick built & UPVC. Tiled flooring. Door to rear garden.

### **Utility Room**

9' 3" x 8' 2" ( 2.82m x 2.49m )

Stainless steel sink with drainer. Space for washing machine and tumble dryer. Boiler (one year old). Radiator. Double glazed door to the rear garden.

### **Landing**

Fully carpeted. Loft hatch with partly boarded loft.

### **Bedroom 1**

12' x 10' ( 3.66m x 3.05m )

Fully carpeted. Radiator. Door to en-suite. Double glazed window to rear.

### **En-Suite**

WC and wash hand basin. Large rainfall shower. Partly tiled. Double glazed window to rear aspect.

### **Bedroom 2**

8' 11" x 8' 10" ( 2.72m x 2.69m )

Fully carpeted. Fitted wardrobes. Radiator. Double glazed window to the rear aspect.

### **Bedroom 3**

8' x 5' 9" ( 2.44m x 1.75m )

Fully carpeted. Radiator. Double glazed window to the front aspect.

### **Bedroom 4**

13' max x 8' ( 3.96m max x 2.44m )

Fully carpeted. Radiator. Double glazed window to the front aspect.

### **Bathroom**

WC and wash hand basin. Bath with mixer tap. Heated towel rail. Double glazed window to the rear aspect.

### **Rear Garden**

Patio area. Steps up to grassed area with mature shrubs. Side access.

### **Garage**

Garage with up and over door. Power supply.





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)



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**Novello Croft,**  
**Old Farm Park MILTON KEYNES**

- FOUR BEDROOMS
- DETACHED
- EN-SUITE TO MASTER
- CONSERVATORY
- GARAGE

Tenure: Freehold EPC Rating: Awaited

**£495,000**



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