



## Manor Close

Stoke Hammond Milton Keynes, MK17 9DJ

Offers In Excess Of £350,000



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## Manor Close

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We are delighted to offer for sale this three bedroom family home located within a cul-de-sac in the sought after Buckinghamshire village of Stoke Hammond, and within catchment area of the Grammar Schools. The property overlooks the green and is presented to the market in superb order with bright and airy accommodation comprising: Entrance hall, lounge, refitted kitchen/dining room, conservatory with bi-folding doors, three bedrooms and a refitted family shower room. Additional benefits include double glazing, gas heating, parking for two cars (including car-port) and private landscaped rear garden. Viewing is highly recommended. to appreciate the finish and setting of this beautiful home.

### Location:

Manor Close sits in the heart of the sought after Buckinghamshire village of Stoke Hammond. The property is ideally placed within walking distance of the local convenience store, public houses and rural walking routes including the nearby Grand Union Canal. Leighton Buzzard mainline station is approximately 8 minutes drive away, with trains connecting to London Euston in as little as 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections. School catchment includes the sought after Aylesbury Grammar Schools.

### Ground Floor:

Enter via a double glazed front door into the hallway, which provides stairs to the first floor and access to the lounge. The bright and spacious lounge faces the front aspect and features wood effect flooring among it's many charming features. There is ample space for a variety of living room furniture, plus a built-in storage cupboard under the stairs. Off the lounge is the generous kitchen/dining room, separated by a glazed door which allows light to flow between the rooms. The kitchen has been refitted to a high standard with a fashionable range of wall and base level units. There are spaces for appliances and the breakfast bar has been included for convenience. The room opens to a stunning conservatory, which the vendors use as a dining area, featuring bi-folding doors which connects seamlessly with the rear garden.







#### First Floor:

The first floor is noticeably bright throughout, including the landing which includes an airing cupboard and further built in storage. There is access to the loft space and doors to the first floor bedrooms and refitted family shower room. There are two good sized double bedrooms, plus a single bedroom. The two double bedrooms include built in wardrobes and there is ample space for a variety of bedroom furniture. The family shower room has been refitted with a fashionable three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, with complimentary tiling finishing the room nicely.

#### Outside:

To the front of the property is a path leading to the front door with a neat shingled garden area which features an array of shrubbery. The landscaped low maintenance rear garden is a private space and features an artificial lawn surrounded by paved patio and pathway. The garden is enclosed by panel fencing with gated access to the rear.

#### Parking:

The property comes with allocated parking for two cars, with one of those spaces located within a carport.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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