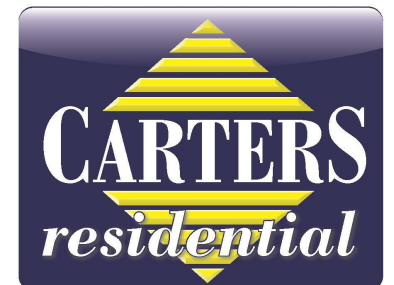




Chapmans Drive, Old Stratford, MK19 6NT



46 Chapmans Drive
Old Stratford
Northamptonshire
MK19 6NT

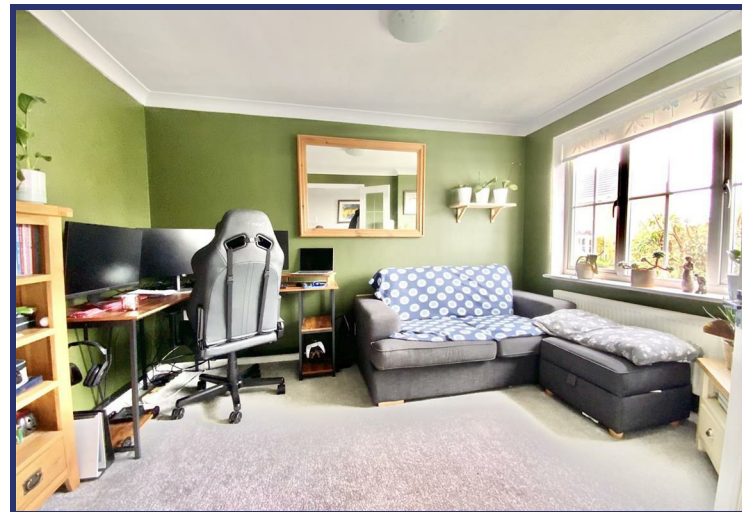
£475,000

A well presented 4 bedroom detached family home on this popular development within walking distance of the local school, shops & comfortable walking distance of Stony Stratford High Street.

The property has accommodation set over two floors to comprise; an entrance hall, cloakroom, separate living room, sitting room and a large refitted kitchen/ dining room complete with central island and bi-fold doors. On the first floor there are 4 bedrooms – the large master bedroom with en-suite shower room, plus a family bathroom. The garage has been partially converted to provide the large kitchen and now provides a storage area. Front and rear gardens and parking for 2 cars.

Chapmans Drive is a small popular development, just a short walk to local shops and school and a comfortable walk to Stony Stratford High Street and nature reserve.

- Detached House
- 4 Bedrooms - Master En-suite
- 2 Reception Rooms
- Large Extended & Refitted Kitchen/ Dining Room
- Kitchen with Bi-fold Doors Opening to the Garden
- Cloakroom
- Off-road Parking for 2 Cars
- Front and Rear Gardens





Ground Floor

The front door opens to an entrance hall which has stairs to the first floor with an under stairs cupboard, and doors to all rooms.

A cloakroom has a white suite comprising WC and wash basin.

Double doors open to the sitting room which is located to the front – formally used as a dining room before the garage conversion.

A further set of double doors open to the living room which is located to the rear with French doors and glazed side panels overlooking the rear garden.

The heart of this home is a large open plan kitchen/dining room – in part formed by a partial garage conversion. This large room has plenty of space for a dining table or perhaps sofas and chairs. The kitchen area has a range of units to floor and wall levels and a large central island. A combination of quartz and wooden worktops, sink unit and integrated appliances to include 2 ovens, electric hob, extractor hood and fridge/freezer. Triple bi-fold doors open to the rear garden.

First Floor

The landing has doors to all rooms and access to the loft.

Bedroom 1 is a double bedroom located to the front with fitted wardrobes. It has an en-suite shower room comprising WC, wash basin and a double sized shower cubicle. Window to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a double bedroom located to the rear with a recess ideal for fitted cupboards.

Bedroom 4 is a single bedroom located to the rear.

The family bathroom has a four piece suite comprising a WC, wash basin, bath, and a separate shower cubicle. Window to the side.

Outside

The front garden has a tarmac driveway providing off-road parking for two cars side-by-side and the remainder is to lawn with gated access to the rear garden.

The garden is laid with long and a block paved patio. Enclosed by fencing.

Store/ Former Garage

The garage has been partially converted providing an extension for the kitchen and now provides a storage area of approximately 8'1" by 6'10" - ideal for cycles, garden furniture, tools etc.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: E

Location - Old Stratford

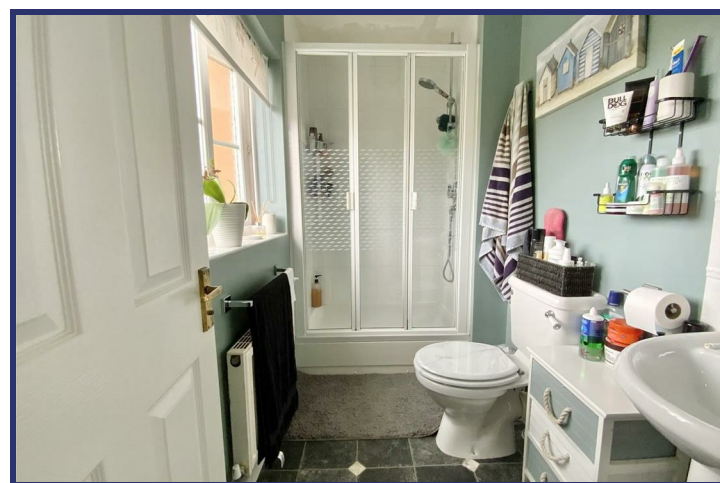
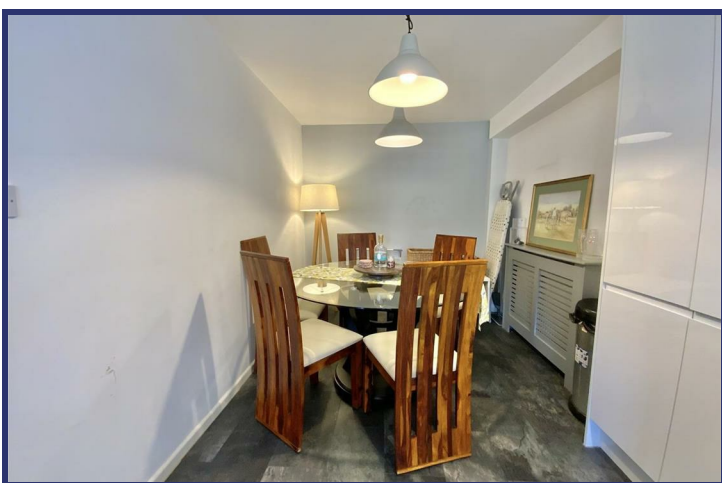
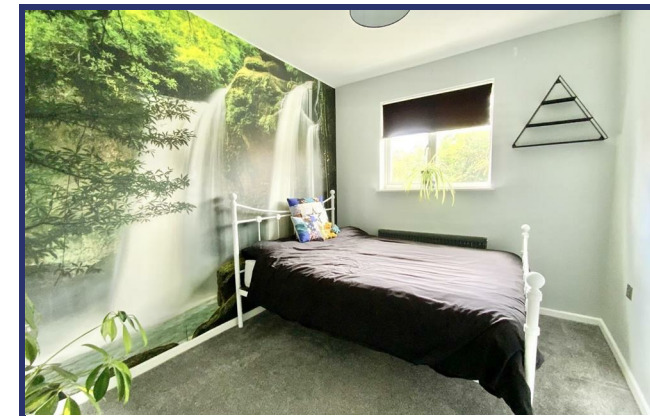
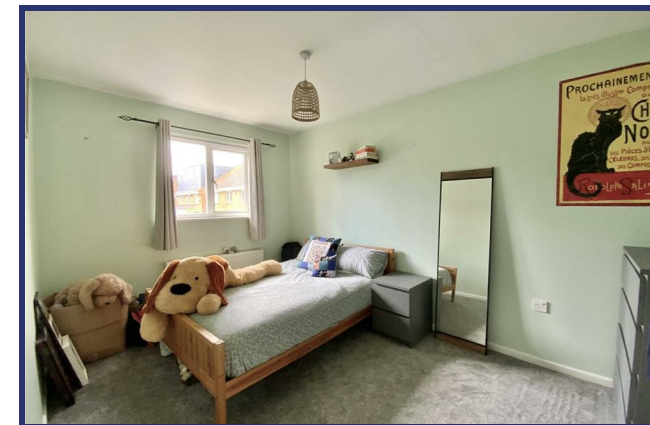
Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

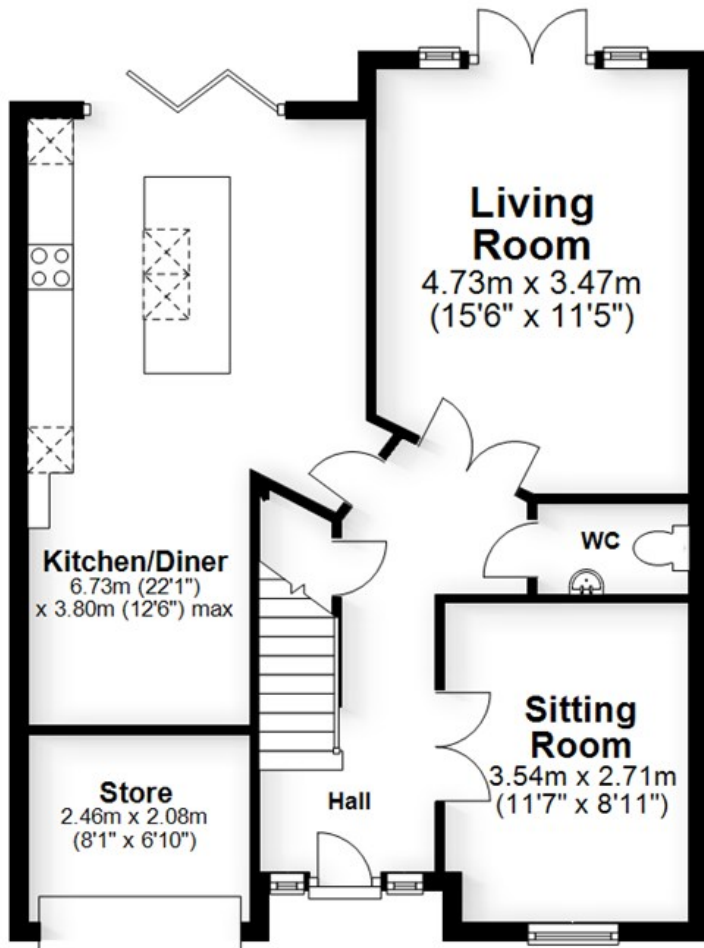
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





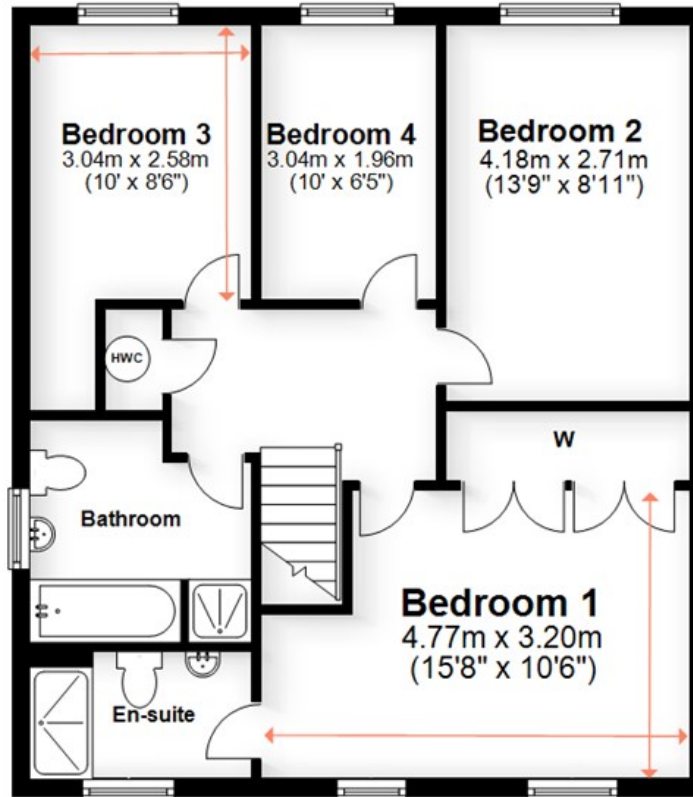
Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



First Floor

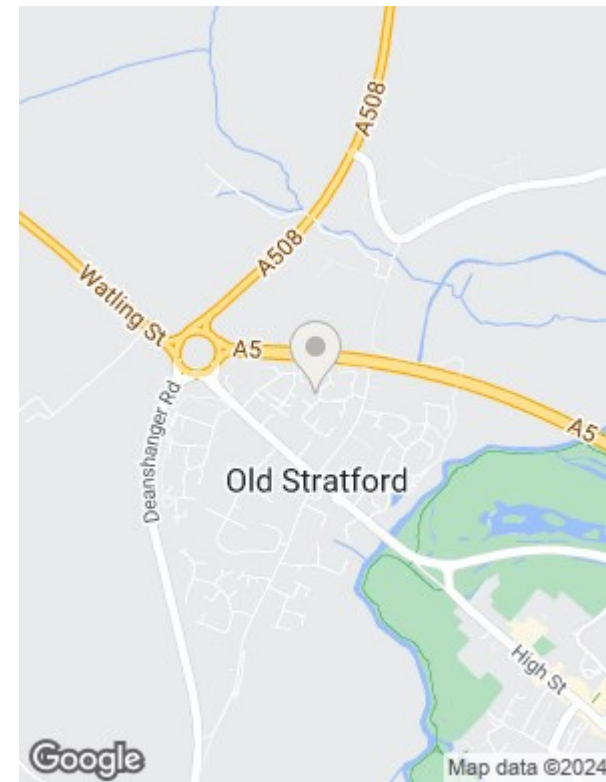
Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 129.0 sq. metres (1388.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

