



Gorricks, Stony Stratford, MK11 1HB



17 Gorricks
Stony Stratford
Buckinghamshire
MK11 1HB

£485,000

A beautifully presented extended 4 bedroom detached house in a small cul-de-sac, just a short walk to some picturesque riverside meadows and the town centre.

The property has a two story side extension and a rear extension providing accommodation to include; an entrance hall, cloakroom, living room, open plan kitchen/dining room which leads to a sitting/garden room plus a utility room. On the first floor there are 4 bedrooms and a bathroom.

Outside the property has a driveway to the front providing the off-road parking, part converted garage providing storage and enclosed rear garden.

The property is located in a small cul-de-sac on the edge of town and the front rooms of the house benefit from views over fields at the end of the cul-de-sac. It is just a short walk to some picturesque Riverside Meadows and a comfortable walk to the town centre.

Four bedroom detached houses in the town are surprisingly rare and early viewing is recommended.

- Extended Detached House
- 4 Bedrooms
- 3 Reception Areas
- Large Open Plan Kitchen/ Dining/ Sitting Room Area
- Utility Room & Cloak Room
- Drive way & Rear Garden
- Small Cul-de-sac with View to Front
- Short Walk to Riverside Walks
- Walk to Town Centre





Ground Floor

A front door opens to an entrance hall with space for hanging coats, stairs to the first floor and a door to the living room.

The living room has a large window to the front, and double bi-fold doors opening to the kitchen/dining room.

The heart of this home is large open plan kitchen/dining room which in turn opens to the sitting/garden room. The kitchen area has a modern range of units to floor and wall levels with wooden worktops and one and a half bowl sink unit. Breakfast bar. Integrated appliances to include electric hob, extractor hood, electric oven, high level microwave, fridge/ freezer, wine cooler, and dishwasher. The remainder of the room has plenty of space for dining table and sofas and chairs. Windows to the rear and an open doorway to the sitting/garden room.

The sitting room/garden room is an extension to the rear - a light and airy room with a high vaulted ceiling. Full width glazing to the apex and French doors to the rear, plus high-level side glazing and a skylight window.

A utility room has a worktop, space for a washing machine and tumble dryer, gas boiler, cupboard and door to the cloakroom.

The cloakroom has a modern white suite comprising WC and wash basin.

First Floor

The landing has a cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with an attractive view down the cul-de-sac towards countryside. Fitted wardrobes.

Bedroom 2 is a double bedroom located to the rear, access to the loft.

Bedroom 3 is located to the front with attractive open views.

Bedroom 4 is a single bedroom located to the front with attractive open views.

The bathroom has a modern white suite comprising WC, wash basin and bath with a shower over. Fully tiled wall and window to the rear.

Outside

The front garden is block paved to provide off road parking. Gated access to both sides of the property to the rear garden.

The rear garden has a timber deck and artificial lawn. Enclosed by fencing.

Storage

The garage has been partially converted to provide the utility room at the rear and the front section now serves as useful storage area, accessed via a sectional roller door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with 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.

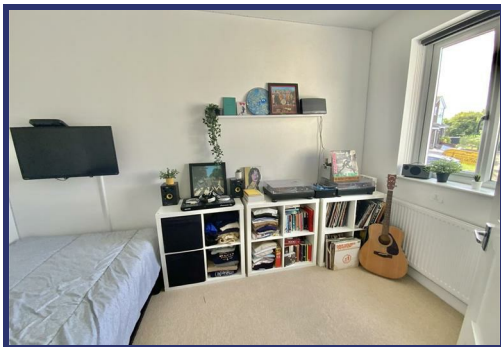
Note for Purchasers

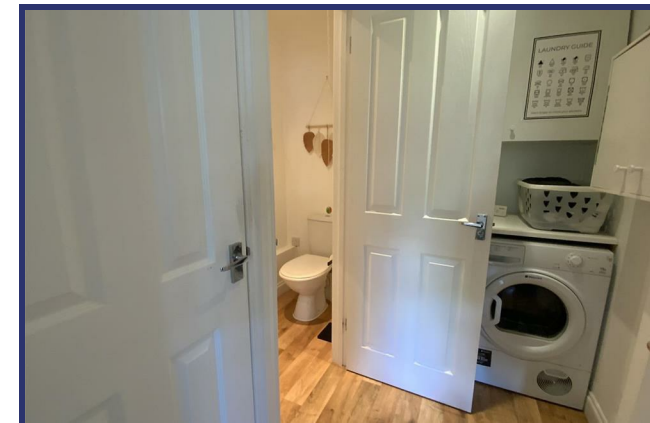
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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

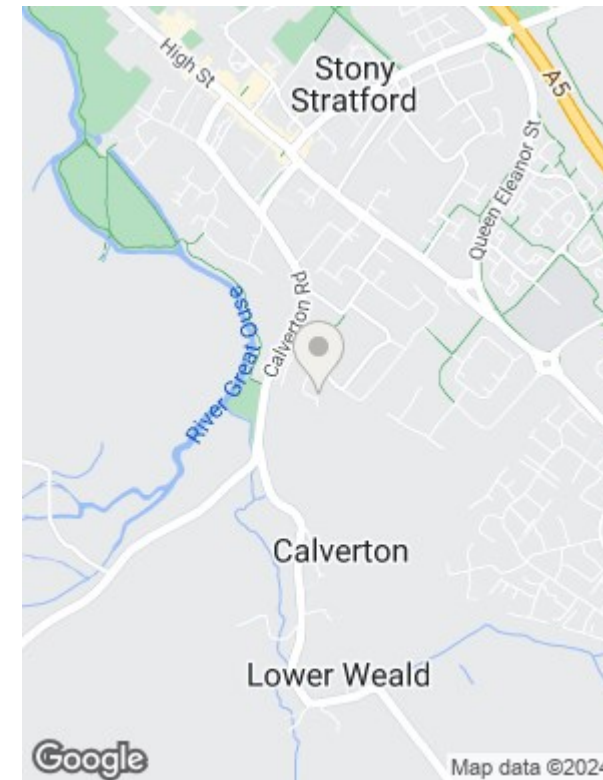
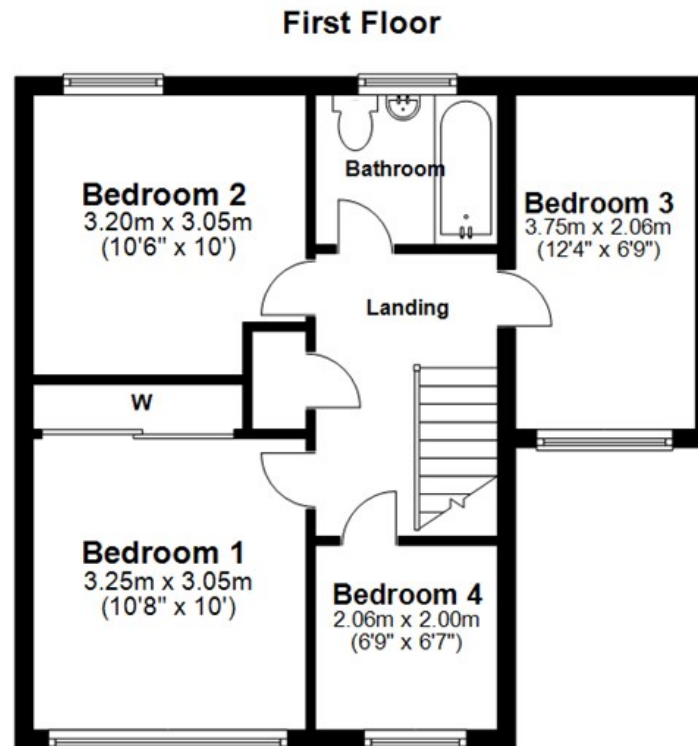
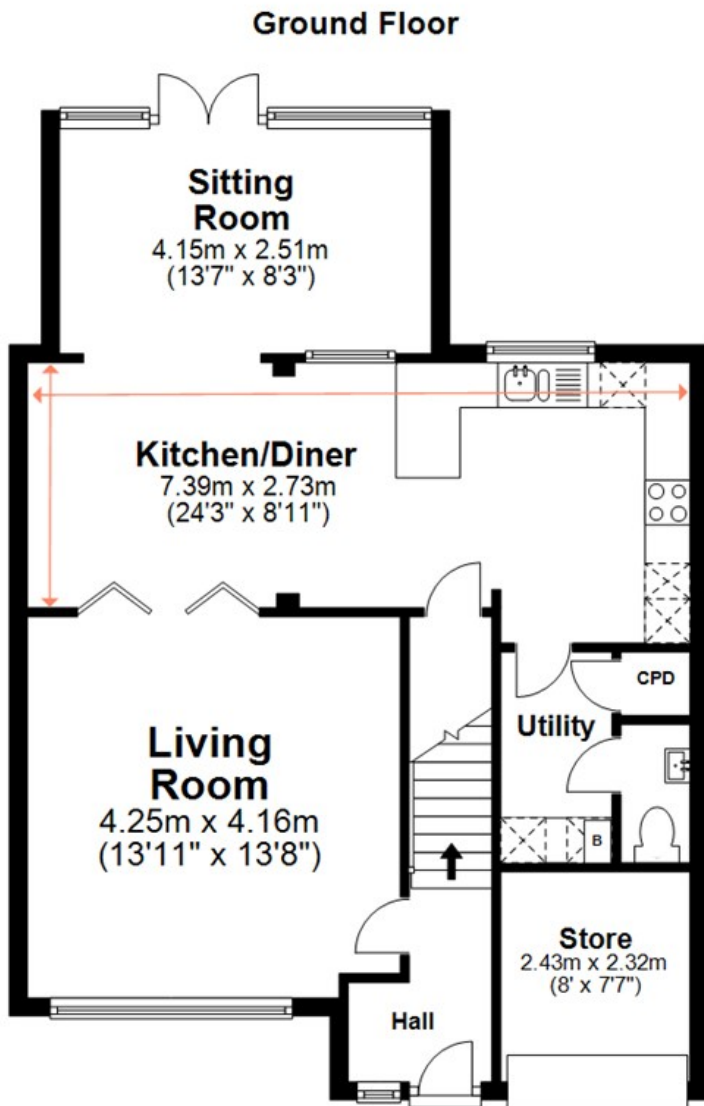
Disclaimer

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.









Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	



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.