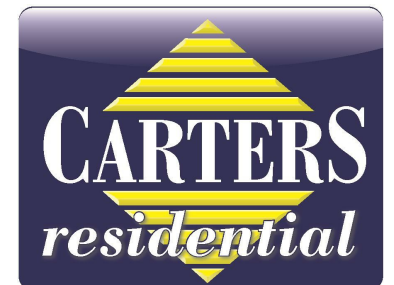




Berrichon Crescent, Milton Keynes, MK8 1DN



20 Berrichon Crescent  
Whitehouse  
Milton Keynes  
Buckinghamshire  
MK8 1DN

£660,000

**A beautifully presented and spacious 4 bedroom detached house with an attractive outlook on the sought after Whitehouse development.**

The property was built by Bellway Homes in 2017, and the immaculately presented accommodation has a spacious feel with high ceilings and accommodation comprising a large entrance hall, cloakroom, living room, study/ sitting room, a large kitchen/dining room and utility room. On the first floor there is a large landing, 4 bedrooms – two of which have en-suite shower rooms, plus a family bathroom.

The house occupies a good size plot with driveway, large garage and gardens to the front, and rear.

This is a fabulous home in great location, just a short walk to the school, health centre and fronting an area of green and trees.

- Detached House - Built 2017
- 4 Double Bedrooms - 2 En-suite
- 3 Bath/ Shower Rooms + Cloakroom
- Large Fitted Kitchen/ Dining Room
- 3 Reception Areas
- Utility Room
- Large Single Garage & Drive for 2 Cars
- Attractive Outlook to Trees at Front
- Short Walk to Schools and Medical Centre





### Ground Floor

The front door opens to a spacious, central entrance hall which has high ceilings (2.61m) giving a great sense of space and which run throughout the ground floor. Amtico luxury vinyl flooring runs throughout the ground floor in two different styles. Stairs to the first floor and doors to all rooms.

A large living room has French doors with glazed side panels to the rear and an additional window to the side

A large study/sitting room has a bay window to the front with an attractive outlook over trees.

The heart of this home is a large open-plan kitchen/dining room. The dining area to the front has a window with an attractive outlook over trees, plenty of space for a large dining table and the kitchen is fitted with an extensive range of units to floor and wall levels with worktops, one and a half bowl sink unit and a range of integrated appliances to include a gas hob, extractor hood, double oven, fridge/freezer and dishwasher. Window to the rear and door to the utility room.

The utility room has matching kitchen units and worktop, a sink unit, space for the washing machine, gas central heating boiler and a door to the rear garden.

### First Floor Landing

First floor starts with a large landing which has a storage cupboard and doors to all rooms.

Bedroom 1 is a huge double bedroom at 17'5" x 12'1" - located to the rear, plenty of space for an assortment of bedroom furniture. An en-suite shower room has a suite comprising WC, wall mounted wash basin and a double sized shower cubicle. Luxury vinyl flooring, part tiled walls and a towel radiator.

Bedroom 2 is a double bedroom to the rear ensuite shower room comprising WC, wall mounted wash basin and a double size shower cubicle.

Bedroom 3 is a double bedroom located to the front with an attractive outlook over trees.

Bedroom 4 is a double bedroom located to the front with an attractive outlook over trees.

The family bathroom has a white suite comprising WC, wall mounted wash basin and a bath. Luxury vinyl tiling to floor, part tiled walls, towel radiator and a window to the front.

### Exterior

The front garden is laid with lawn and boarded by a hedge with a path to the front door. The wide driveway

(13.2m x 4m) has off-road parking for 2 cars to the side of the property, access to the garage and gated access to the rear garden.

The good size rear garden, approximately 14.9m x 12.8m, has a paved patio and pathway and the remainder is laid lawn and enclosed by fencing.

### Garage

At 19'7" x 10'6" (5.97m x 3.21m) a notably large detached single garage of brick construction with a pitched tiled roof, loft storage, up and over door, rear pedestrian door, power and light.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed). Service

charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band: F

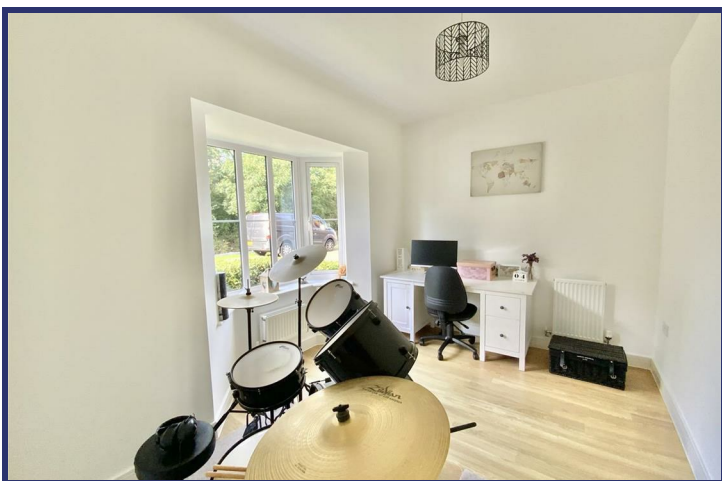
### Note for Purchasers

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

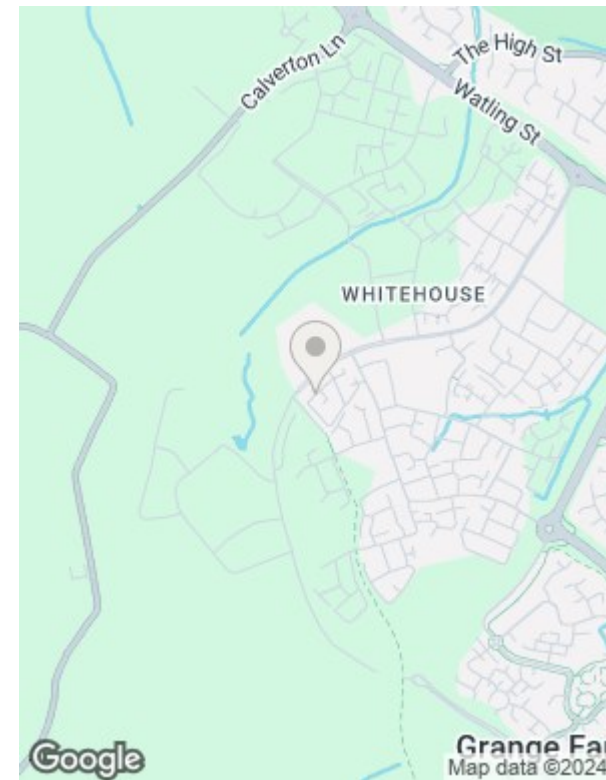
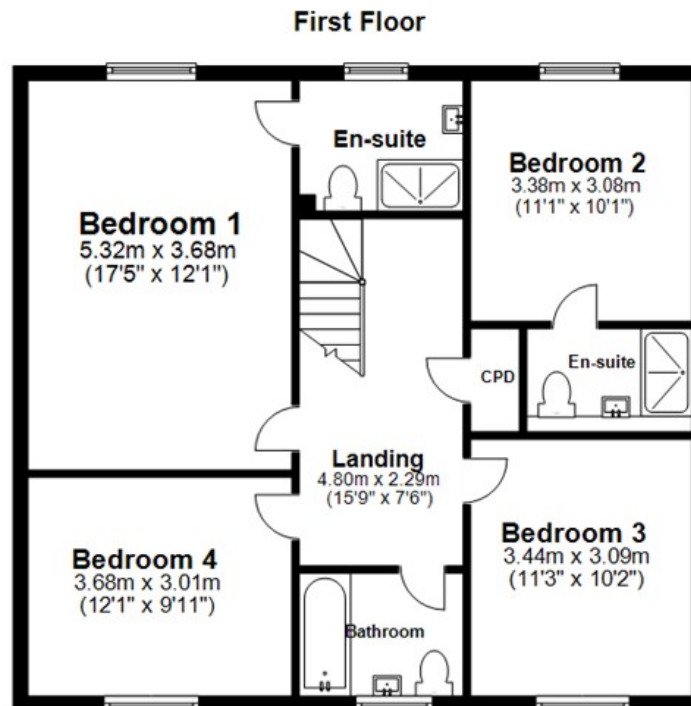
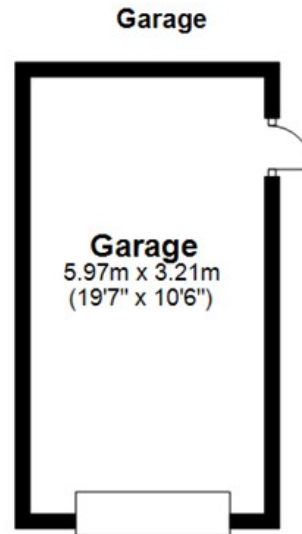
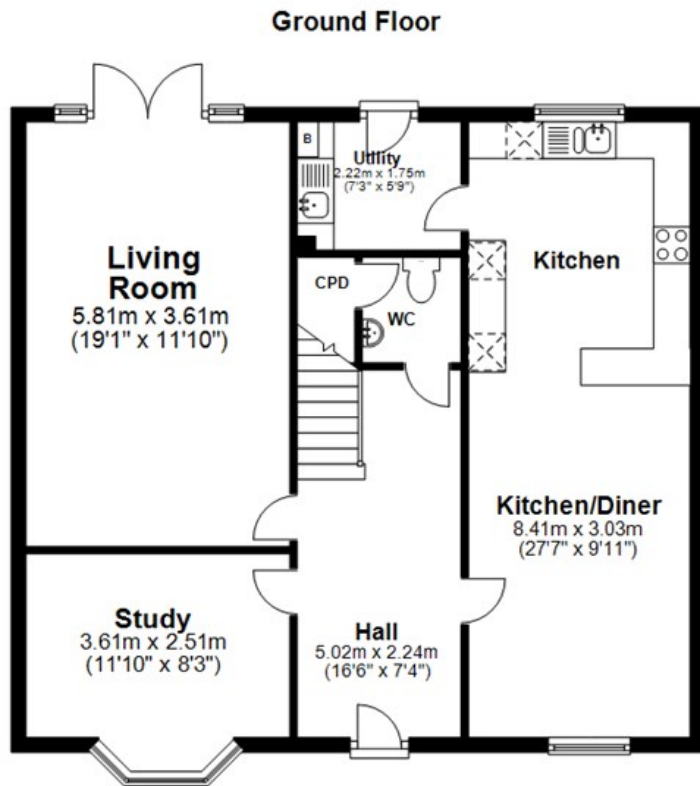
### Disclaimer

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

- 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			93
(81-91) B		85	
(69-80) C			
(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	



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.