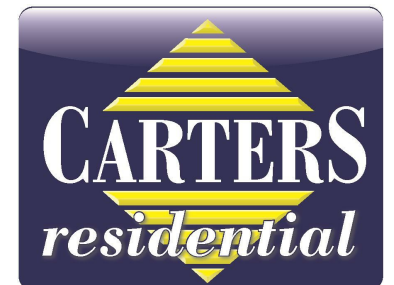




Killerton Close, Westcroft, MK4 4GA





10 Killerton Close  
Westcroft  
Buckinghamshire  
MK4 4GA

**£475,000**

**Carters are delighted to offer for sale this modern, three bedroom detached family home, located in the Westcroft area of Milton Keynes, overlooking parkland.**

This well appointed property has accommodation set over two levels and offers over 1100 SQ FT of living space. To the ground floor there is a cloakroom, sitting room, a garden room and a re-fitted kitchen/dining room. On the first floor there are three bedrooms, the master has a dressing area, and an en-suite. The further two bedrooms are served by the family bathroom. To the exterior, there is private, enclosed garden with a gated side access to the front driveway and the single garage.

- THREE BEDROOM DETACHED
- DOUBLE FRONTED
- DOWNSTAIRS CLOAKROOM
- SITTING ROOM
- RE-FITTED KITCHEN/DINING ROOM
- GARDEN ROOM
- EN-SUITE & DRESSING AREA TO MASTER BEDROOM
- GARAGE
- OVERLOOKING PARKLAND TO THE FRONT
- INTERNAL VIEWING RECOMMENDED







### Ground Floor

The property is entered via a solid front door into the entrance hall. Wood flooring. Doors to kitchen/dining room, sitting room and cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin. Tiled flooring. The sitting room is dual aspect with a window to the front aspect overlooking parkland and glazed French doors opening to the rear garden. Feature fireplace with a gas effect fire set on a raised hearth. Stairs rise to the first floor landing.

The kitchen/dining room has been re-fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Integrated dishwasher and fridge/freezer. Concealed wall mounted gas central heating boiler. Tiled flooring in the kitchen area. Window to the front aspect. The dining area has wooden flooring and gives open access to the garden room which is glazed to three sides with glazed French doors to the rear garden.

### First Floor

Window to the rear aspect on the half landing. Doors to all rooms.

The master bedroom has a window to the front aspect. Walk into the dressing area. Cupboard housing the hot water cylinder. Door to the en-suite comprising low level w.c., wash hand basin, and shower cubicle. Obscure glazed window to the rear aspect.

Bedroom two is of double size with a window to the rear aspect. Bedroom three is located to the front of the property with a window overlooking parkland.

The family bathroom has a suite comprising low level, wash hand basin and a panel bath with shower over. Complementary tiling. Obscure glazed window to the front aspect.

### Outside

The rear south facing garden has a paved patio area across the width of the property and is mainly laid to lawn with plated borders. The

garden is enclosed by timber fencing with gated access to the driveway. The tandem driveway has off-road parking for two vehicles and leads to a single garage with an up and over door, power and light connected. EV charger for electric car charging.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: Band E.

### 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.







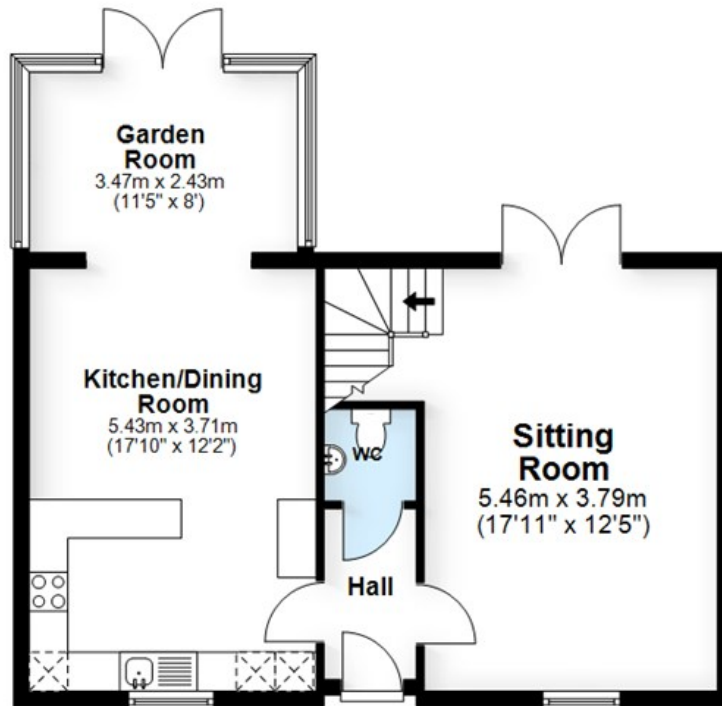






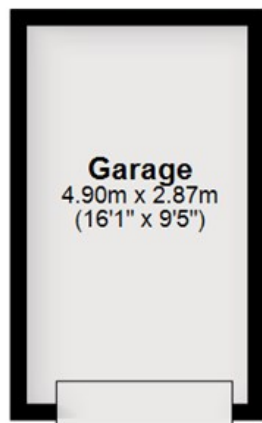
## Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



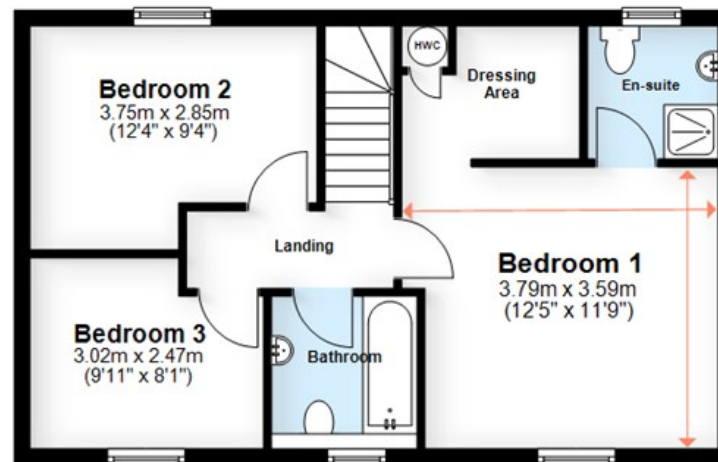
## Garage

Approx. 14.1 sq. metres (151.4 sq. feet)



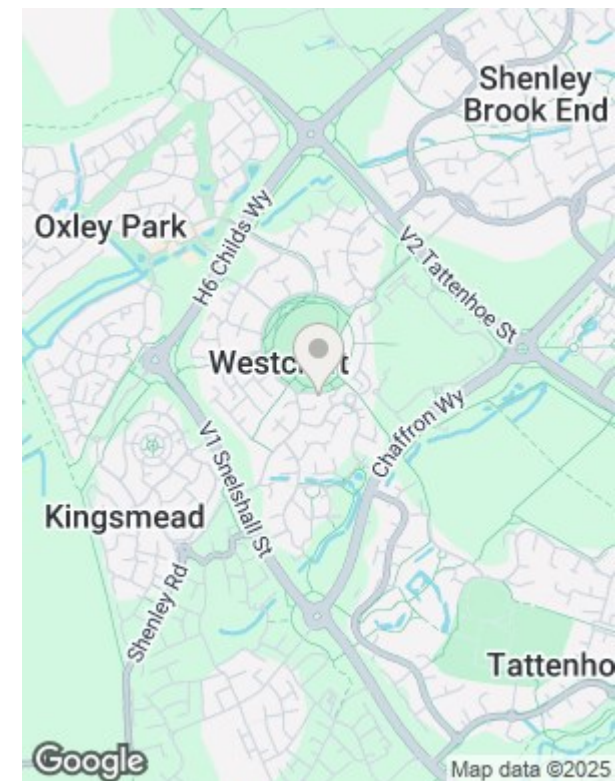
## First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 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

miltonkeynes@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) <b>A</b>                          |  |                         | 87        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 76                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

