



Cruickshank Grove, Crownhill, MK8 0EW



**1 Cruickshank Grove
Crownhill
Milton Keynes
MK8 0EW**

£575,000

A spacious and extended 4 bedroom detached house with double garage and a good sized corner plot, with ample parking for several cars.

The property has accommodation set on two floors comprising a spacious entrance hall, cloakroom, separate lounge and dining rooms, kitchen, utility room and a large conservatory extension. On the first floor there are 4 double bedrooms – the master bedroom within an ensuite shower room, and a family bathroom.

Outside the property sits at the end of a private driveway occupying a good sized end plot with a large front garden, rear garden, parking for many cars plus a double garage. The owners have in the past had planning permission for two story side extension and relocation of the garage to the front garden, although this has now lapsed.

- Extended Detached House
- 2 Reception Rooms
- Large P' Shape Conservatory
- Kitchen & Utility Room
- End of Private Drive Plot
- Large Front Garden & Rear Garden
- Double Garage & Lots of Parking
- 4 Double Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom





Ground Floor

The front door opens to a central entrance hall, a spacious area with a dog-leg staircase rising to the first floor, and doors to all rooms.

A cloakroom has a WC and wash basin with vanity unit, tiled floor and walls, and a box bay window to the front.

The living room has a Victorian style fireplace with an open flue, window to the front and French doors opening to both the conservatory and the dining room.

The dining room has a return door to the kitchen, and an open doorway to the conservatory.

A large P shaped conservatory is of brick and UPVC double glazed construction with a Polycarbonate roof. Tiled floor and French doors opening to the rear garden.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and a sink unit. Range cooker with 5 gas rings and a large oven, and an integrated dishwasher. Doorway to the utility room which has space for a fridge/freezer and washing machine. Door to the double garage.

First Floor

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

Bedroom one is a double bedroom located to the front with a bay window, built-in double wardrobes and an en-suite shower room with white suite comprising WC, wash basin and shower cubicle.

Bedroom two is a double bedroom located to the rear.

Bedroom three is double bedroom located to rear with a built-in wardrobe.

Bedroom four is a double bedroom located to the front with a built-in double wardrobe and an airing cupboard.

The family bathroom has a white suite comprising WC, wash basin and a corner bath. Part tiled walls and a window to the rear.

Outside

The large front garden has a block paved driveway with parking for several vehicles. Remainder is laid to lawn and bordered by fencing and hedges. Side gated

access to the rear garden.

The rear garden has a timber deck and the remainder is laid to lawn with some stocked beds and borders. The gardens are enclosed by fencing..

Double Garage

Attached double garage with two up and over doors, pitched tiled roof, power and light, rear access door and internal door from the utility room.

Heating

The property has gas to radiator central heating, plus the working fireplace in the living room.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

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

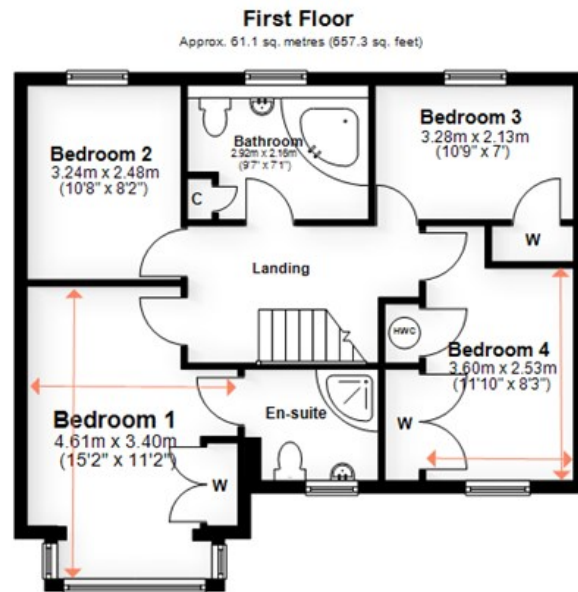
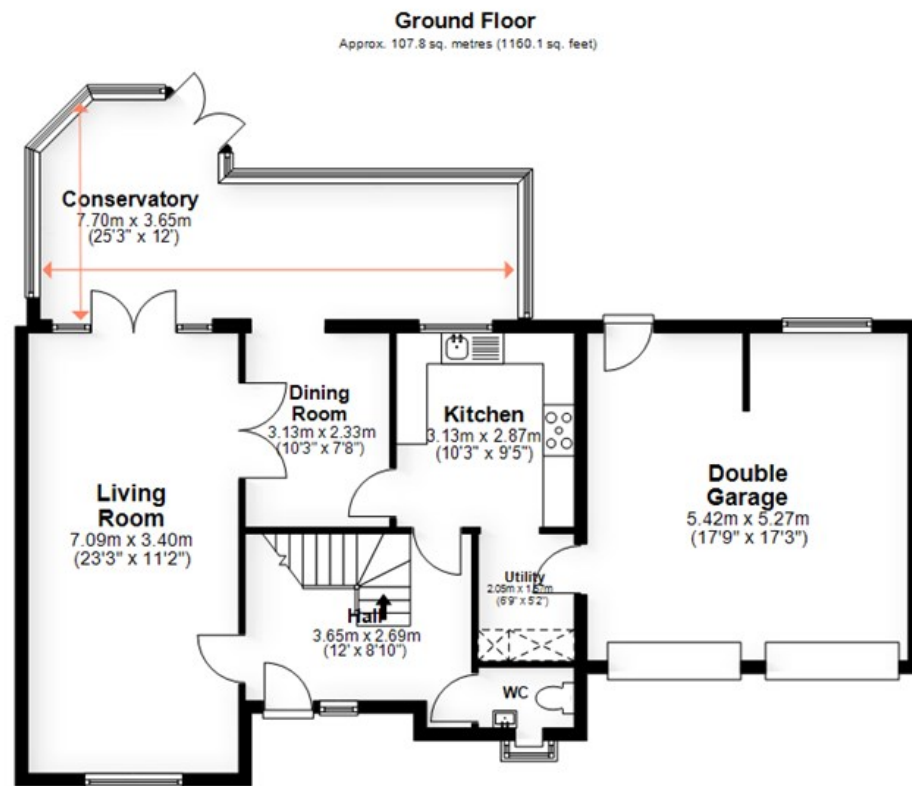
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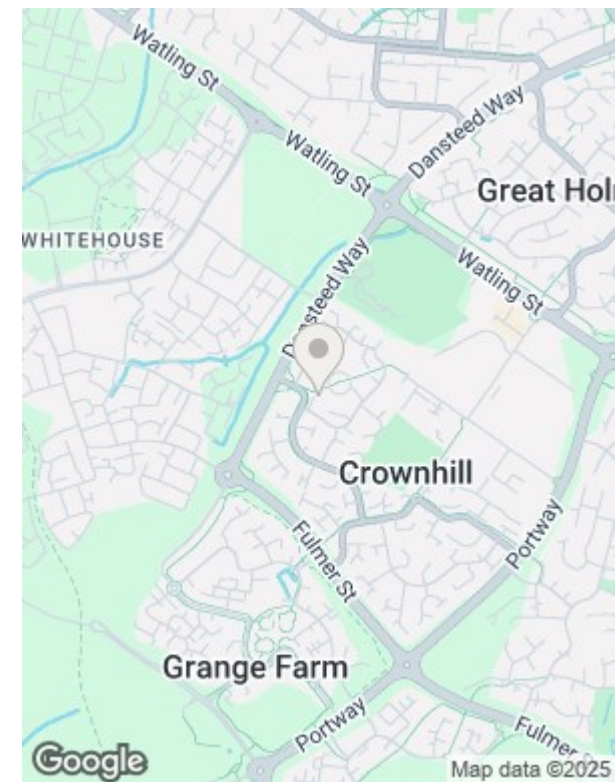






Total area: approx. 168.8 sq. metres (1817.4 sq. feet)

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

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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		
England & Wales		
EU Directive 2002/91/EC		

