



Holliday Close, Milton Keynes, MK8 0AZ



8 Holliday Close
Crownhill
Milton Keynes
MK8 0AZ

£440,000

Carters are delighted to offer for sale this much improved and extended four bedroom detached family home situated in the popular location of Crownhill.

The present owners have extended the full width of the property to the rear, and in addition have converted the garage to create a ground floor master bedroom with en-suite. The accommodation in full comprises, entrance hall, lounge/diner, snug, kitchen, breakfast area, master bedroom and en-suite completing the ground floor. On the first floor there are three bedrooms (two of double size) and the family bathroom. To the outside there off road parking on the driveway for 2 vehicles, and a fully enclosed low maintenance rear garden.

- AN EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- LARGE LOUNGE/DINER
- SNUG & BREAKFAST AREA
- GROUND FLOOR MASTER BEDROOM WITH EN-SUITE
- THREE FIRST FLOOR BEDROOMS
- WRAP AROUND REAR GARDEN
- DRIVEWAY PARKING FOR 2 VEHICLES
- CUL DE SAC LOCATION
- INTERNAL VIEWING RECOMMENDED





Accommodation - Ground Floor

The property is entered by a part glazed front door into the entrance hall. Window to the side aspect, staircase rising first floor landing. A door leads into breakfast area and a door into the lounge/diner, which is located to the front of the property with two windows to the side aspect. Double doors leading to the snug which can also be used as a home office, and has windows to both the side and rear aspects.

The breakfast area can also be accessed from the lounge/diner as well as the entrance hall and further leads to the kitchen.

The kitchen gives separate access into the ground floor master bedroom, and is fitted in a range of both base and eye level units with an inset one and a half bowl stainless steel sink unit. There is a range cooker with extractor hood over, tiled floor, and a window to the rear aspect. A door leads into a utility lobby which has a door opening onto the rear garden and a door leads into the en-suite shower room.

The en-suite is fully tiled, and comprises of a toilet, wash hand basin with vanity cupboard under and separate shower. This area benefits from underfloor heating, and has a heated towel rail.

A door leads into the bedroom which also has underfloor heating, is of double size and has a window to the front aspect.

First Floor

Staircase rises from the ground floor entrance hall. Doors to all rooms.

The second and third bedrooms are both doubles with windows to the side aspect. The fourth bedroom has a window to the front aspect.

The family bathroom has a suite comprising low level w.c., wash hand basin set into worktop with vanity cupboard under, and a panel bath with shower over. Obscure glazed window to the side aspect.

Exterior

To the front of the property there is driveway parking for 2 vehicles, The wrap around rear

garden being mainly paved is low maintenance and fully enclosed. There are planted flower and shrub borders and a timber shed and greenhouse to remain.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.
Council Tax Band: Band C.

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

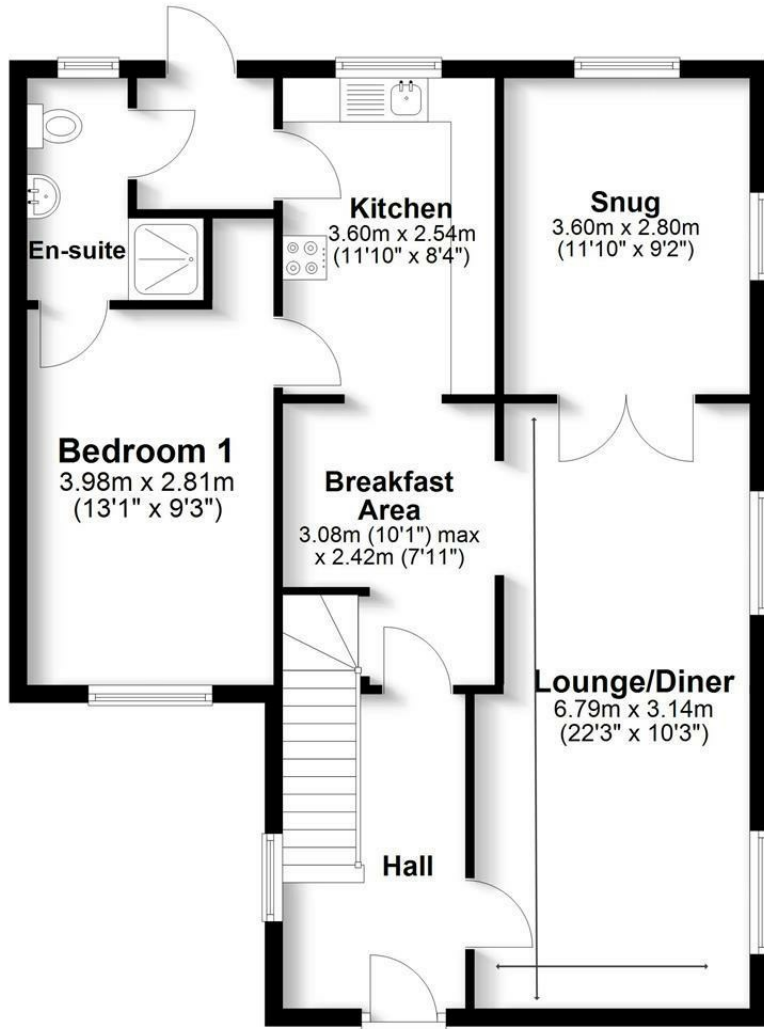
Disclaimer

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.

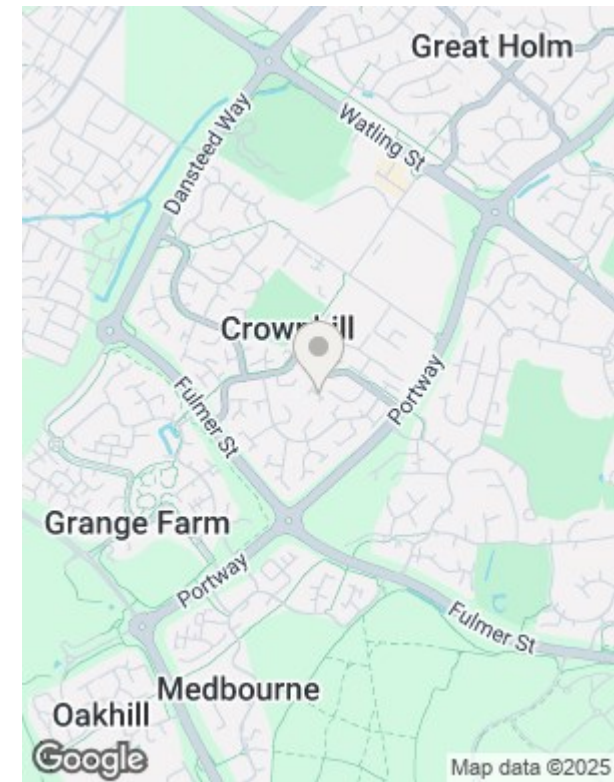
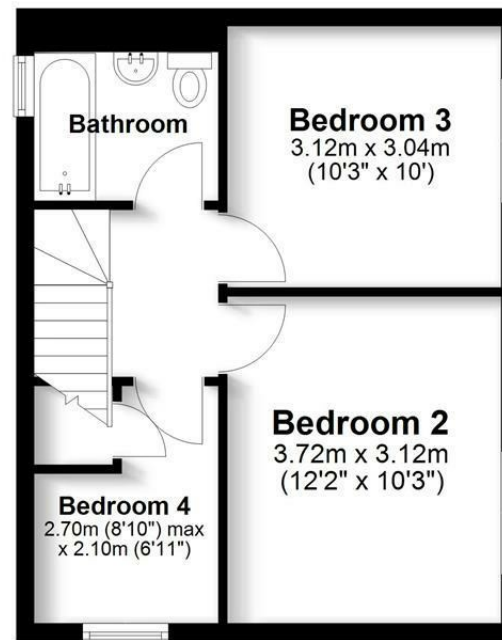




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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carters.co.uk

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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		72	82
EU Directive 2002/91/EC			

