



Mortons Fork, Milton Keynes, MK13 0LA



**27 Mortons Fork
Blue Bridge
Milton Keynes
MK13 0LA**

£650,000

Carters are delighted to bring to the market this well presented, extended four bedroom detached family home situated in a cul de sac location in the popular area of Blue Bridge. The current owners have added a double storey, side extension creating a third reception room and a larger guest bedroom.

The accommodation in full comprises, entrance hall cloakroom, living room, dining room, sitting/study, conservatory, and a re-fitted kitchen & utility room. The first floor offers four generous bedrooms with an en-suite to the master and a family bathroom. Exterior, to the front there are two block-paved driveways offering ample parking leading to a double detached garage. The attractive rear garden is south facing.

- EXTENDED DETACHED FAMILY HOME
- THREE RECEPTIONS PLUS A CONSERVATORY
- RE-FITTED KITCHEN & UTILITY
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- TWO DRIVEWAYS & DETACHED DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- INTERNAL VIEWING RECOMMENDED





Ground Floor

The front door opens to an entrance hall which has an open tread staircase to the first floor, wood flooring which runs through the hall and dining room and doors to most rooms.

A spacious cloakroom has a WC and wash basin built into a vanity unit, a window to the front and plenty of space for hanging coats and storage.

The living room is a dual aspect with windows to the front and patio doors opening to the conservatory at the rear. Feature fireplace.

The conservatory is a brick and UPVC double glazed construction with a glass roof, French doors to one side and a single door to the other side.

The dining room has patio doors opening to the rear garden and a door to the sitting room/study.

The sitting room/study is an extension of the original footprint and is a dual aspect room with French doors to the front and a window to the rear. Wooden flooring.

The kitchen has a modern range of handleless units to floor and wall levels to include drawers. Quartz worktops with an under mounted sink with Quooker boiling tap, wired induction hob, extractor hood and double ovens. Integrated dishwasher window to the side, tiled floor and a door to the utility room.

The utility room has further units, worktop and space for a washing machine. Door to the outside.

First Floor

The landing has access to the loft, airing cupboard with hot water cylinder and doors to all rooms.

Bedroom 1 is a double bedroom with a box bay window to the front. The ensuite shower room has a modern white suite comprising WC, wash basin built into a vanity unit and shower cubicle. Window to the front.

Bedroom 2 is a large extended bedroom with windows to both the rear and side with a double bedroom, dressing area and a built-in wardrobe.

Bedroom 3 is a double bedroom located to the front with built in single and double wardrobes

Bedroom 4 is a double bedroom located to the rear overlooking the rear garden.

The family bathroom has a modern white suite comprising WC and wash basin built into a vanity unit and a shower bath with glass screen and shower over tiled floor and walls and window to the rear.

Gardens, Garage & Parking

There are two driveways to the front offering Parking for five cars and an area of lawn extending to the side of the property boarded by a hedge. Gated access to both side sides of the property to the rear garden.

Attractively landscaped south facing rear gardens have a paved patio which extends to the side of the property and steps up to the lawn Which is bordered by established beds and enclosed by fencing.

Double garage

Brick built detached double garage with two up and over doors (one side is electric), two windows, a pitched tiled roof offering attic storage and 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: E

Location - Blue Bridge & Bancroft Park

Blue Bridge & Bancroft Park are two of the smallest developments within Milton Keynes and are conveniently located within easy access of Central Milton Keynes with its extensive shopping and main line railway station to London Euston (fastest trains 30 minutes), and the North. The historic towns of Stony Stratford & Wolverton are also close by. Residents of Blue Bridge & Bancroft Park have exclusive use of the Roman Park residents club offering a bar, community centre, and squash court. A small compulsory annual fee is payable by all residents for these facilities. Both developments are bordered by the North Loughton Valley Park - a beautifully landscaped park with a river, foot paths, bridle way and the remains of a Roman Villa.

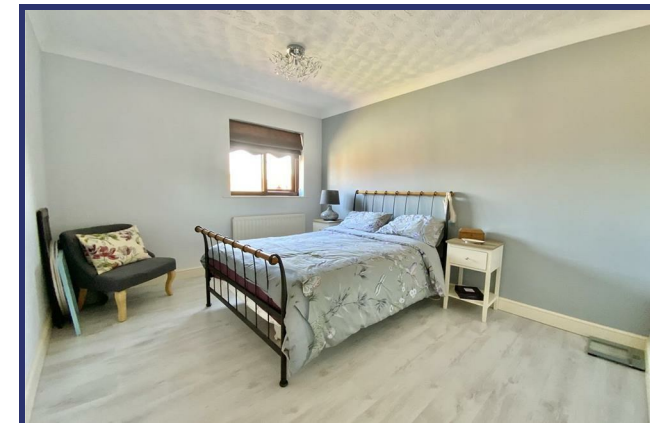
Note for Purchasers

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

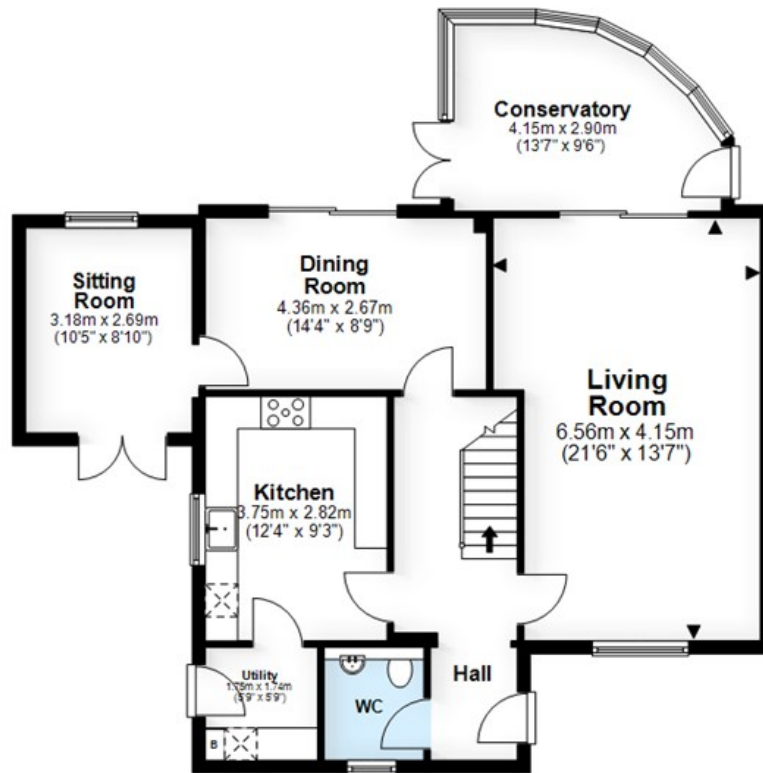
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.







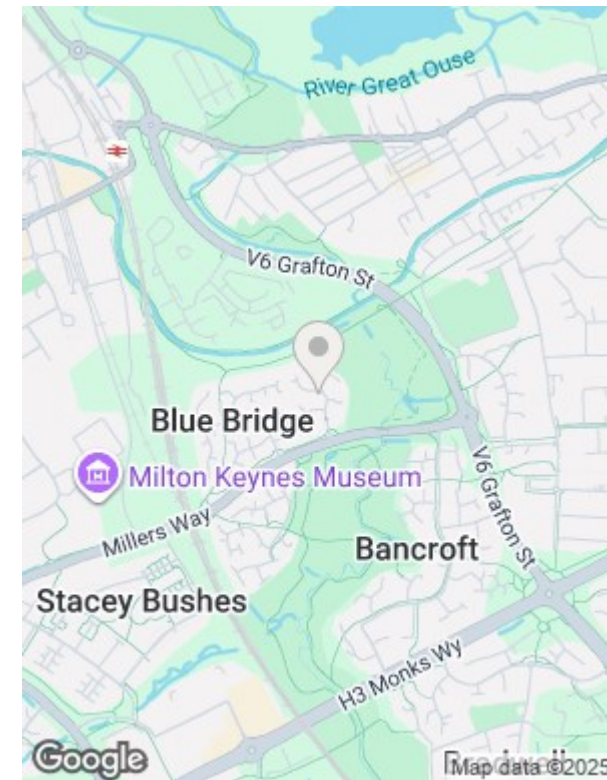
Ground Floor



First Floor



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	

