



Nelore Close, Whitehouse, MK8 1AN



**9 Nelore Close
Whitehouse
Buckinghamshire
MK8 1AN**

£515,000

A 4 bedroom detached house with gardens and carport on this sought after development, offered for sale chain free.

The property has accommodation set on two floors comprising; a spacious entrance hall, cloakroom, living room, study and a large kitchen/dining room with appliances. On the first floor there are 4 bedrooms (3 double) to include a master bedroom and a family bathroom. There are front and rear gardens, carport, and a driveway.

The property is offered chain free (Occupation from October) and early viewing is recommended for this desirable location close to school and amenities.

- Detached House
- 4 Bedrooms (3 Double)
- Master Bedroom With En-suite Shower
- 3 Reception Areas
- Kitchen/Diner (With Appliances)
- Cloakroom
- Carport & Driveway
- Sought After Location Fronting A Green
- CHAIN FREE SALE





Ground Floor

A front door opens to a central hallway, a spacious area with stairs to the first floor, doors to all room.

The cloakroom has a suite comprising WC and wash basin.

A study/sitting room is located to the front overlooking a small green.

The living room, located to the rear, has French doors and glazed side panels opening to the rear garden.

A large open-plan kitchen/dining area has a dining room to the front with a bay window overlooking an area of green, and the kitchen to the rear has an extensive range of units to floor and wall levels worktops, 1 1/2 sink unit and appliances to include a gas hob, extractor, double oven, fridge/freezer, dishwasher and washing machine, door and window to the rear.

First Floor

The landing has a window to the rear on the half landing, access to the loft, airing cupboard and doors to all rooms.

Bedroom 1 is a double bedroom with the window to the front. It has an en-suite shower room with a suite comprising WC, wash basin and double size shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a double bedroom located to the front.

Bedroom 4 is a single bedroom located to the rear.

The family bathroom has a white suite comprising WC, wash basin and bath with shower over. Window to the side.

Outside

The property is located at the end of a small cul-de-sac fronting a small area of green. It has a tarmac driveway to the side providing off-road parking under a carport. Access to the rear garden. The rear garden has a patio area, the remainder is laid to lawn and it is enclosed by fencing.

Carport & Parking

Adjoining carport with gated access leading to the rear garden.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: £184. Service charge review period (yearly)

Local Authority: Milton Keynes Council

Council Tax Band: E

NOTE

The property is currently tenanted and furnished – these photos were taken prior to occupation. Vacant possession from October.

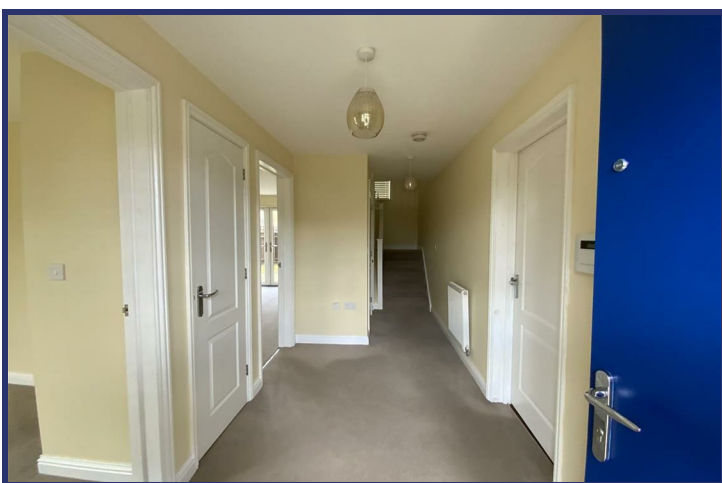
Note for Purchasers

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.

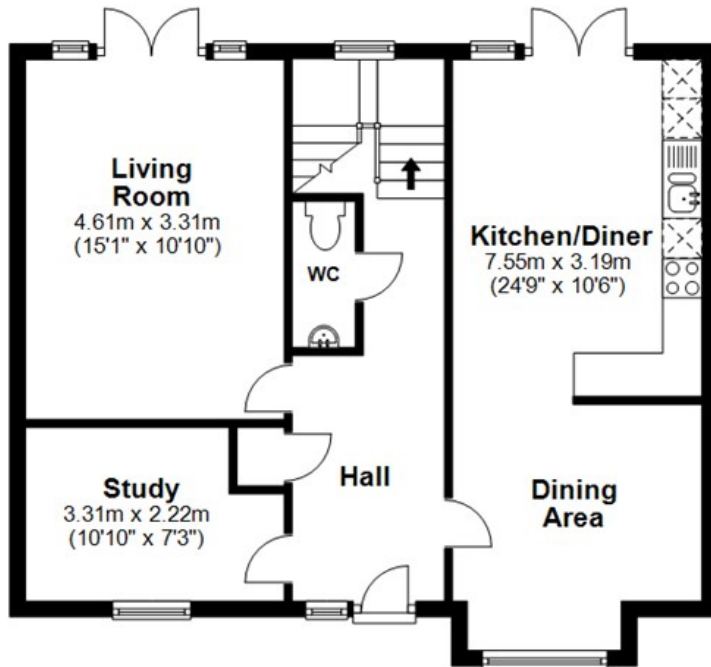






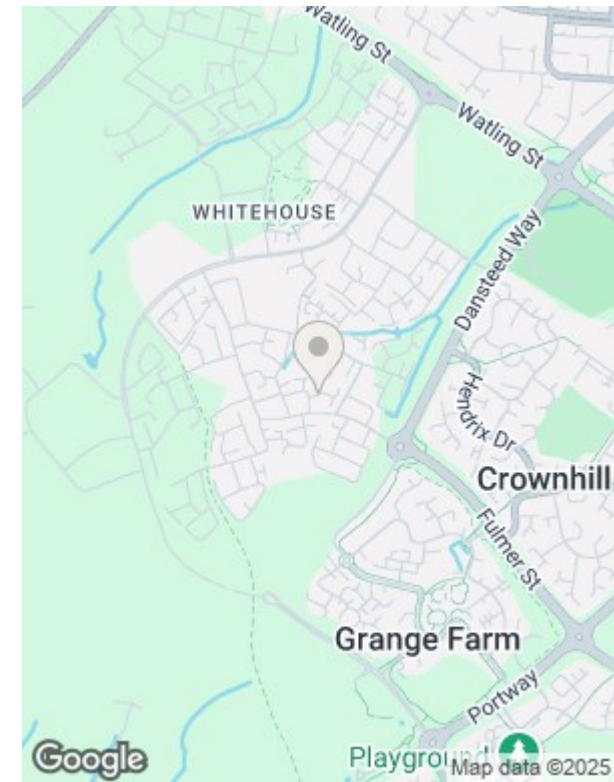
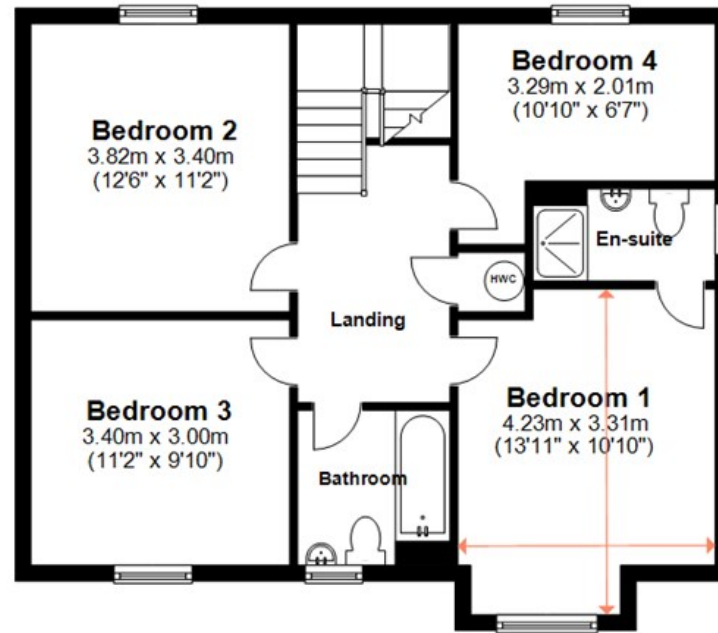
Ground Floor

Approx. 78.8 sq. metres (847.7 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



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

Total area: approx. 144.2 sq. metres (1552.0 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (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 | |

