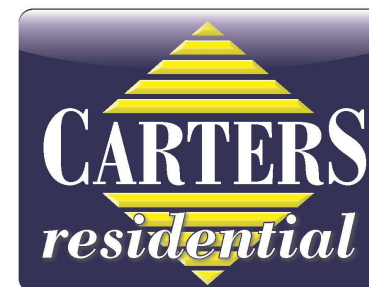




Dickens Drive, Old Stratford, MK19 6NN



38 Dickens Drive  
Old Stratford  
Northamptonshire  
MK19 6NN

£400,000

**A well presented and extended 3 bedroom detached house, with a garden room, and many recent improvements by the current owner.**

The property has had many improvements carried out in the last year by the current owners including redecoration throughout, new carpets, and refitting of the kitchen and bathrooms. It has accommodation comprising an entrance hall, cloakroom, separate living room, dining room, garden room and a re-fitted refurbished kitchen. On the first floor there are 3 good size bedrooms – the master bedroom with an en-suite shower room and a family bathroom. Outside are gardens to the front and rear, a garage and driveway.

The house is conveniently located just a short walk to local school and shops and comfortable walk to Stony Stratford High Street and nature reserve.

- Extended 3 Bedroom Detached House
- 3 Reception Rooms
- 3 Bedrooms
- Refitted Kitchen
- Refitted Bathrooms
- Master Bedroom with En-suite Shower Room
- Front & Rear Gardens
- Popular Cul-De-Sac Location
- Driveway and Garage





#### Ground Floor

A front door opens to the entrance hall which has stairs to the first floor, an under stairs cupboard and doors to most rooms.

The cloakroom has a modern white suite comprising WC and wash basin.

An attractive living room has a bay window to the front, a feature fireplace and cupboards and shelving built into the chimney breast recess.

The kitchen has a range of units to floor and wall levels with worktops and a ceramic sink unit. Integrated gas hob, extractor hood, electric oven, dishwasher, and fridge/freezer and space for a washing machine machine. Window to the rear. An open doorway leads to the dining room.

The dining room has an open doorway leading to the garden room.

The gardens room has a brick and UPVC double glazed construction with a solid roof and French doors opening to the rear garden.

#### First Floor

The landing has access to the loft and door to all rooms. Airing cupboard.

Bedroom 1 is a large double bedroom with feature panelling to one wall, and a window to the front. It has an ensuite shower room with a suite comprising WC, wash basin with vanity unit and shower cubicle. Window to the side.

Bedrooms 2 & 3 are good size bedrooms located to the rear.

The bathroom has a modern suite comprising a WC, wash basin set in vanity unit and a shower bath with shower and glass screen over. Tiling and panelling to the walls and window to the rear.

#### Outside

A front garden is laid to lawn with some stocked beds. The driveway to the side provides off-road parking.

The rear garden has a paved patio and pathway and the remainder is laid with lawns, stocked beds and enclosed by fencing.

#### Garage

Brick built single garage with pitched tiled roof, loft storage, up and over door and rear pedestrian door.

#### Heating

The property has gas to radiator central heating and a whole of house hot water pump for increased hot water pressure to taps and showers.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

#### Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

#### 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

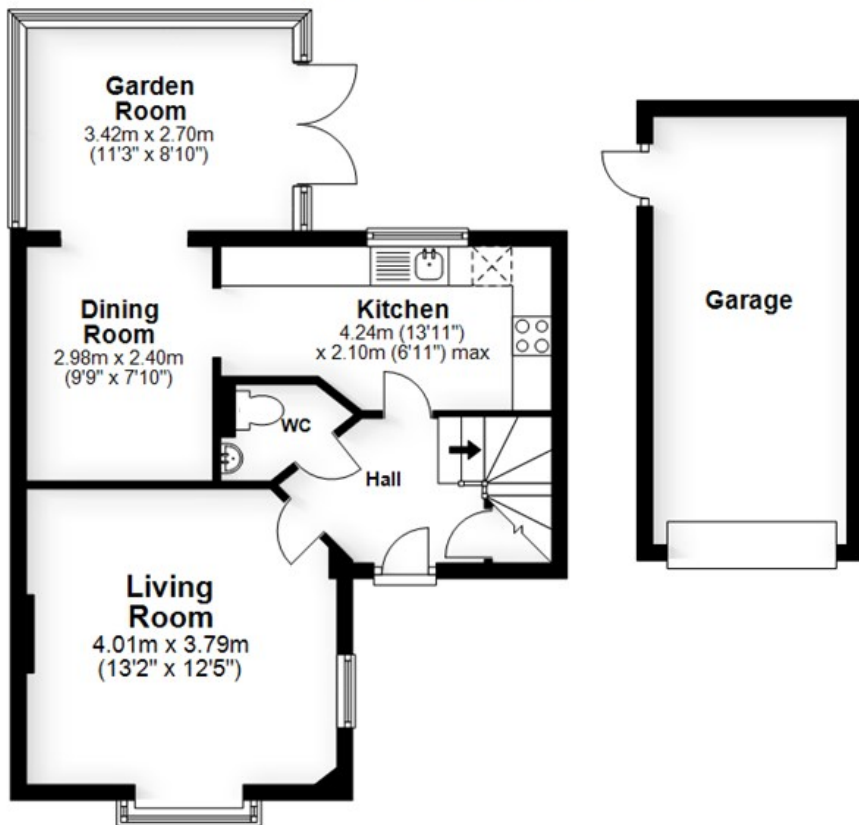
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





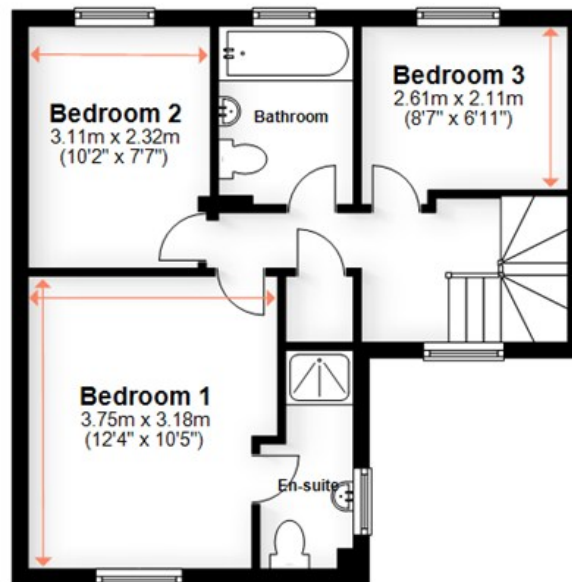
## Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



## First Floor

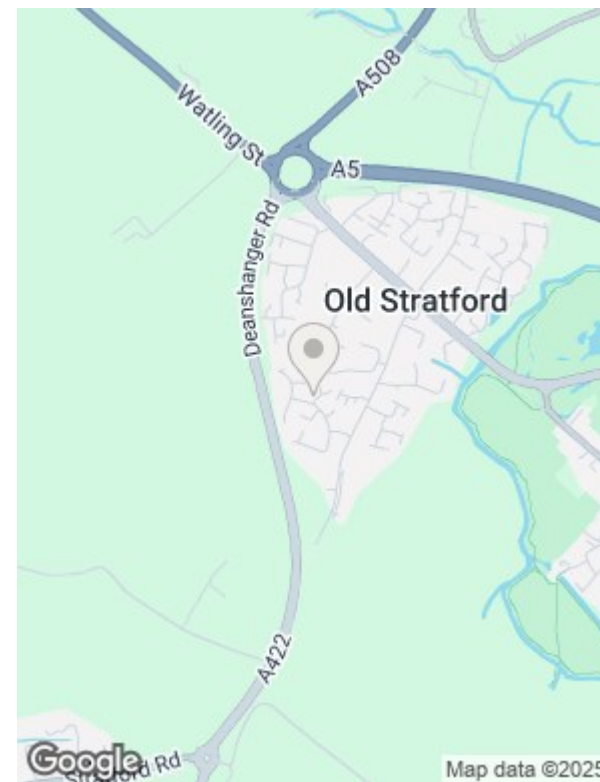
Approx. 38.0 sq. metres (409.4 sq. feet)



**Total area: approx. 86.4 sq. metres (929.6 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

stony@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) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

