



Guest Gardens, New Bradwell, MK13 0AF



**3 Guest Gardens**  
**New Bradwell**  
**Milton Keynes**  
**MK13 0AF**

**Offers Over £590,000**

**A well presented 4 bedroom detached split level home on a small and exclusive development with good size plot double garage & EV charger.**

The property has split level accommodation set over three levels comprising an entrance hall, cloakroom, 3 reception rooms, kitchen and utility room . On the first floor, 4 bedrooms & 2 shower rooms. Outside the property has a double garage, driveway 4 cars with electric vehicle charger and good size private gardens to the front, side and rear.

Guest garden is a small development of 10 home on the edge of New Bradwell, adjacent to the canal, and just a short walk to facilities to include the supermarket, gym, medical facilities, school and Wolverton railway station.

A fabulous home in a great position not to be missed.

- Detached Split Level House
- Small Exclusive Development
- Flexible Accommodation on 3 Levels
- 3 Reception Rooms
- 4 Bedrooms
- 2 Shower Rooms + Cloakroom
- Double Garage + 4 Car Driveway
- Solar Panels + EV Charger + Battery Storage
- Walk to Shops, Schools & Railway Station





#### Upper Ground Floor

A glazed front door opens to the entrance hall at the upper ground level which has stairs up to the first floor, stairs down to the lower ground floor level and doors to the cloakroom and sitting room.

The cloakroom has a replacement suite in white comprising WC and wash basin built into a vanity unit with cupboard storage. Window to the side.

A sitting room has a window to the rear and glazed French doors opening to a Juliet balcony railing. This room is flexible in its use and may suit as a fifth bedroom or study

#### Lower Ground Floor

A lower ground floor level has a hall with doors to rooms including French doors to the dining room.

The living room has patio doors and a window overlooking the rear garden. Feature fireplace with stone surround and gas flame effect fire.

The dining room has a window to the front.

A kitchen/breakfast room has a lobby area with cupboards and space for a fridge/ freezer and an extensive range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood, double oven, fridge and dishwasher. Windows to the front and side. Space for a dining table.

A utility room has further units, a sink and space for a washing machine. Gas central heating boiler and a door to the rear garden.

#### First Floor

The landing has access to the loft, an airing cupboard and doors to all rooms.

Bedroom 1 is a double bedroom with a window overlooking the rear garden and an ensuite shower room in a modern white suite comprising wall mounted WC, wash basin with vanity unit and a shower cubicle. Window to the rear.

Bedroom 2 is a double bedroom with a window to the rear.

Bedroom 3 is a double bedroom with a window to the front.

Bedroom 4 is a single bedroom overlooking the rear garden.

The family shower room has a suite comprising WC and wash basin built into a vanity unit with cupboards and drawers, shower cubicle and an overhead skylight window.

#### Outside

The property occupies a good size plot with lawns and a driveway to the front providing off-road parking for at least 4 cars plus an Electric Vehicle charging point.

The private rear gardens have a mainly westerly aspect with a large porcelain tiled patio area and the remainder is laid to lawn with some stocked beds and borders and enclosed by fencing with a backdrop of mature trees. The gardens extend to the side of the property; there are two garden sheds to remain.

#### Double Garage & Parking & EV Charger

The attached double garage has two up and over doors and a rear access door. Power and light. Pitched, tiled roof with loft.

Blocked paved driveway with parking for 4 cars & electric vehicle charger.

#### Heating & Solar

The property has gas to radiator central heating.

14 Leased solar panels, leased from British Gas. The property benefits from free solar generated electricity, electricity stored with a battery, plus an electric vehicle charger. Income from the feed in tariff is to the benefit of British Gas.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

#### Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes. Most homes in New Bradwell are located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day-to-day needs. The grand union canal runs to the southern edge, and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in Wolverton to London (Euston) and the North is located just 10 minutes' walk (approximate) from the western end of New Bradwell.

#### 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 undergo 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.

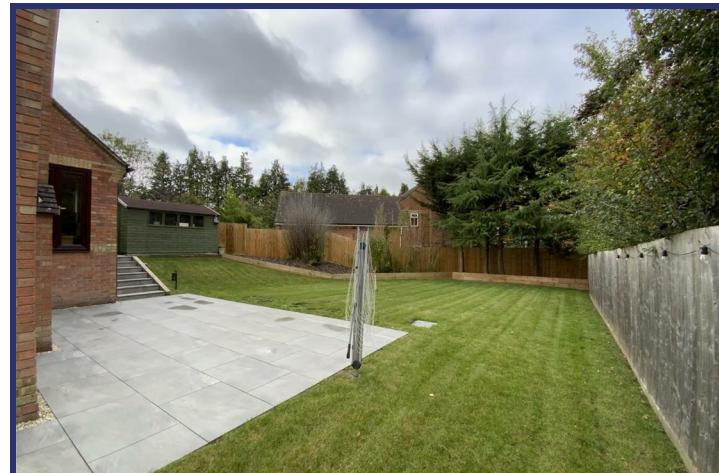
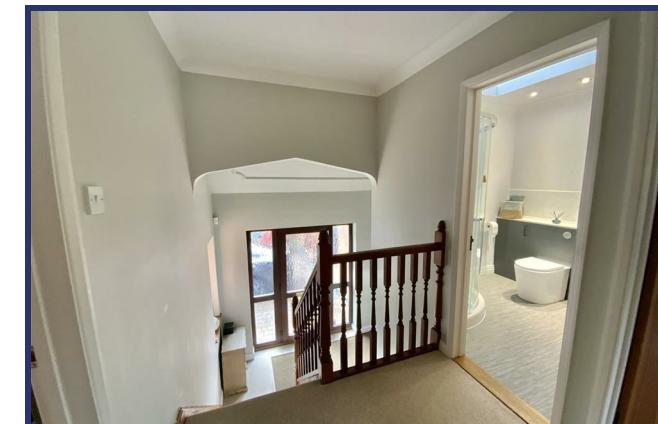
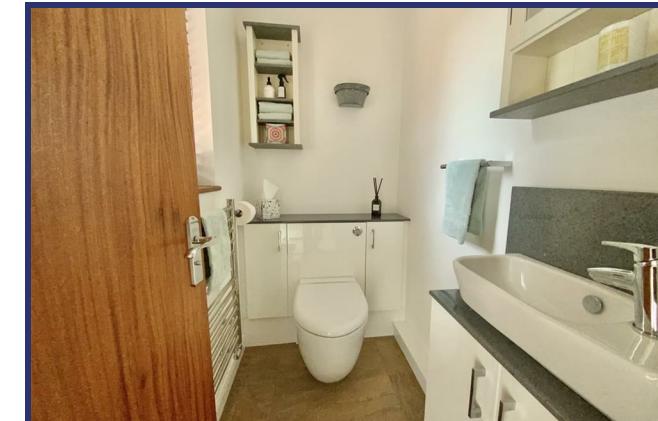
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

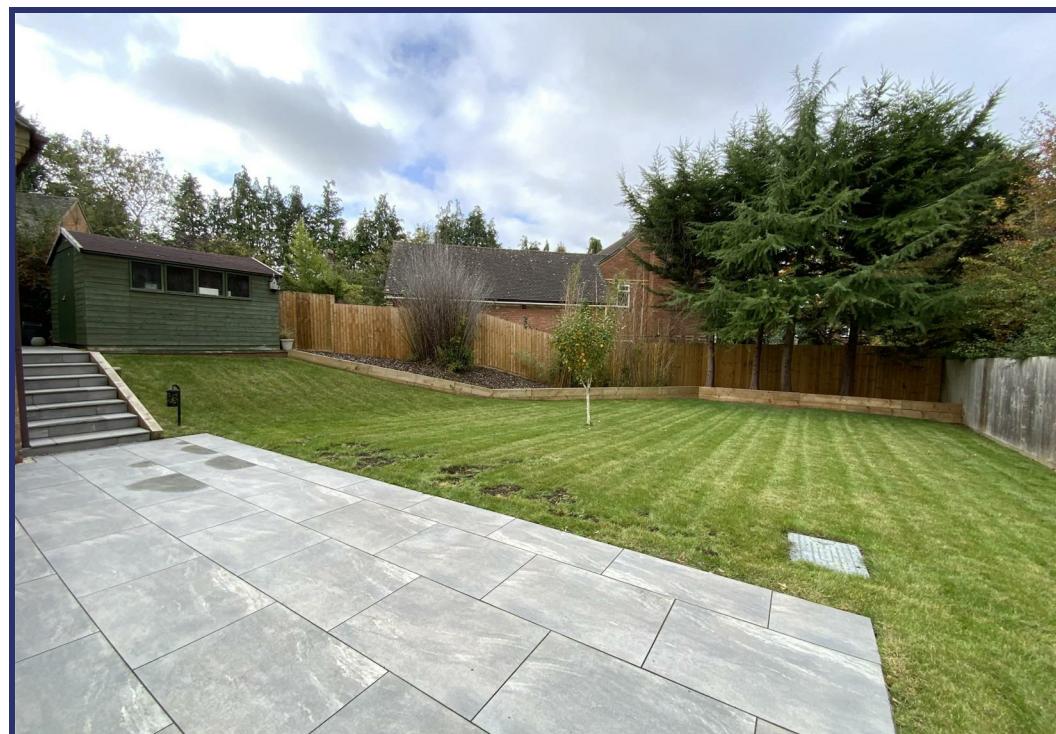
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

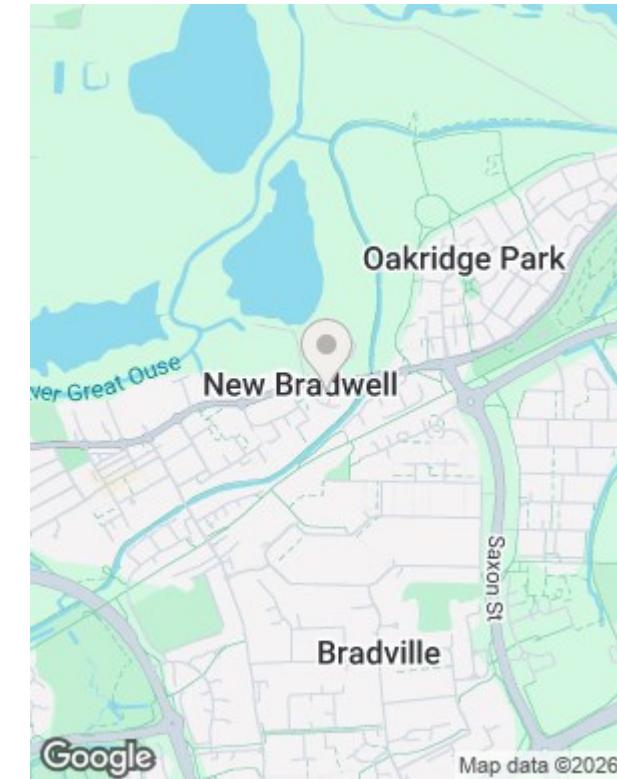
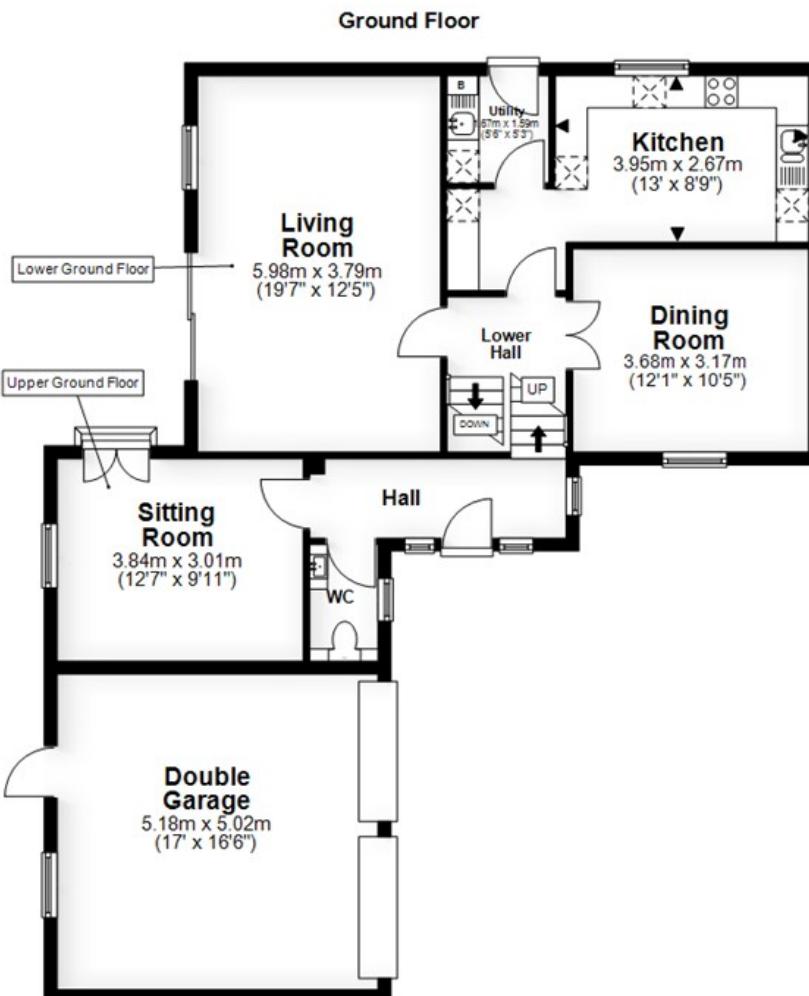
#### Disclaimer

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.









## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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.

