



Lydbrook Lane, Milton Keynes, MK17 8GJ



32 Lydbrook Lane
Woburn Sands
Milton Keynes
MK17 8GJ

£500,000

****VACANT - NO UPPER CHAIN**** Carters are delighted to offer to the market this **STUNNING FOUR DOUBLE BEDROOM DETACHED HOME**, situated in the highly desirable location of Woburn Sands. The property is located in a modern development that offers a lake, seated park area and is within walking distance to local schools, bus routes, train line and Woburn Sands High Street with it's established mixture of local shops and restaurants. The location also offers easy access to the A421 & M1 for commuting.

The accommodation in brief comprises of entrance hall, downstairs cloakroom, dual aspect lounge, **GENEROUS SIZE KITCHEN/BREAKFAST ROOM WITH SOLID WOOD WORKTOPS**, utility room, **HIGH END GARDEN ROOM/CONSERVATORY**, dining room, first floor landing, **BEDROOM ONE WITH ENSUITE**, three further double bedrooms and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, **REFITTED KITCHEN AND BATHROOMS** and parking in front offering off road parking for two vehicles. The property offers versatile accommodation offering a spacious and open feel, and internal viewing is highly recommended to fully appreciate. EPC rating C.

- Four Double Bedroom
- Detached Family Home
- Very Well Presented
- Desirable Location
- Kitchen/Breakfast Room
- Separate Dining Room
- En-Suite to Main Bedroom
- Garden Room/Conservatory
- Parking for Two Vehicles
- EPC Rating C





Entrance

Enter via front door to inner hallway. UPVC double glazed window to front aspect. Doors leading to cloakroom, lounge, dining room and kitchen-breakfast room. Stairs rising to first floor. Radiator.

Cloakroom

Obscure UPVC double glazed window to front aspect. Low level WC. Glass circular hand wash basin with mixer tap over. Ceramic tiling.

Dining Room

UPVC double glazed windows to front and side aspect. Radiator.

Lounge

UPVC double glazed windows to side aspect. UPVC double doors with double glazed panels to rear garden. Window looking into garden room. TV point. Three radiators.

Kitchen-Breakfast Room

UPVC double glazed window to front aspect. Double doors with double glazed panels leading to garden room. Range of eye and base level storage with solid wood work surfaces over. Inset ceramic butler-style sink with mixer tap over. Built in electric oven with induction hob and extractor hood over. Space for dishwasher. Inset spotlights. Glass splashback.

Garden Room/Conservatory

Two UPVC double glazed doors leading to rear garden. UPVC double glazed windows to outward aspects. Ceramic tiled floor. TV point. Radiator.

Utility Room

Doors leading to kitchen-breakfast room and garden room. Cupboard housing wall mounted boiler. Eye and base level storage with work surface over. Stainless steel sink and drainer with mixer tap over. Space for washing machine.

First Floor Landing

UPVC double glazed windows to side and rear aspects. Doors leading to all bedrooms and family bathroom. Access to boarded loft with lighting and ladder access. Airing cupboard. Radiators.

Bedroom One

UPVC double glazed windows to front and side aspects. TV point. Access to en-suite. Radiator.

En-Suite

Obscure UPVC double glazed window to front aspect. Suite comprising of low level WC, circular sink unit with

mixer tap over and shower cubicle with wall mounted shower unit. Inset spotlights. Ceramic tiled floor. Shaver point. Radiator.

Bedroom Two

UPVC double glazed windows to side aspects. Radiators.

Bedroom Three

UPVC double glazed windows to front and rear aspects. Radiators.

Bedroom Four

UPVC double glazed window to side aspect. Radiator.

Family Bathroom

Obscure UPVC double glazed window to front aspect. Four-piece bathroom suite comprises of low level WC, circular glass sink with mixer tap over, panelled bathtub with mixer shower tap over and shower cubicle with wall mounted shower unit. Inset spotlights. Electric shaver point. Ceramic tiled floor. Radiator.

Externals

Front - Allocated parking spaces for two vehicles. Electrical point.

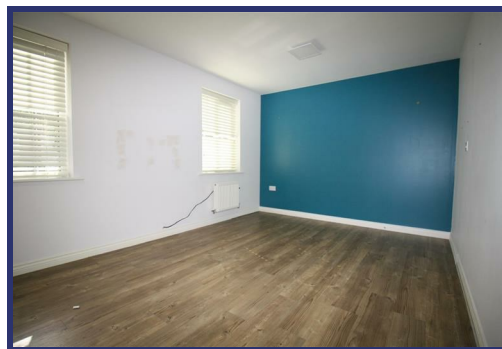
Back - Mostly laid to paving with gated access to front aspect. Enclosed by brick walling and fencing. Outside lighting. Further paved space to the side aspect giving good room for storage. Electrical point.

Property Information

Tenure: Freehold
Local Authority: MKBC
Council Tax Band: E
Council Tax Costs: £2613.92 for the 2024-2025 tax year

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. Some items may be available subject to negotiation with the Vendor.



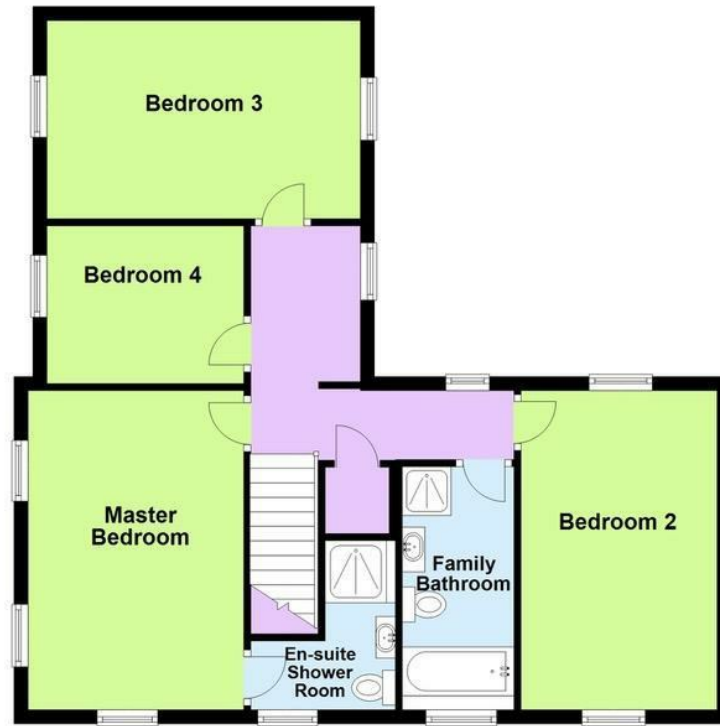




Ground Floor
Approx. 85.3 sq. metres (917.9 sq. feet)



First Floor
Approx. 70.4 sq. metres (757.7 sq. feet)



Total area: approx. 155.7 sq. metres (1675.7 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(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	

