



Elmers Park, Milton Keynes, MK3 6DJ



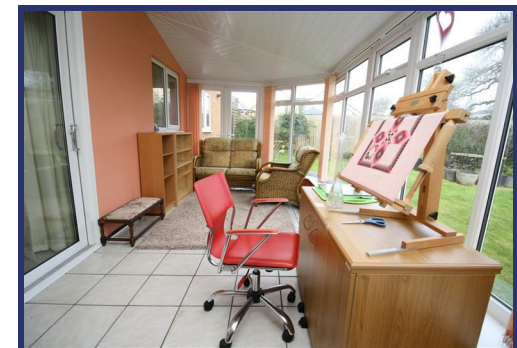
11 Elmers Park  
Bletchley  
Milton Keynes  
MK3 6DJ

**£550,000**

Carters are delighted to offer to the market this SPACIOUS & EXTENDED FOUR BEDROOM DETACHED family home, RESTING ON A WRAPAROUND PLOT and situated in one of Bletchley's most prestigious locations of ELMERS PARK. The NON ESTATE Cul De Sac location offers convenient access to the Bletchley train station with a direct route to London Euston in under 45 minutes, easy access to the A5 and M1 as well as being a short walk to the town centre with all the amenities it has to offer.

The accommodation in brief comprises entrance porch, reception hall, DOWNSTAIRS CLOAKROOM, lounge, 19FT CONSERVATORY, kitchen, SEPARATE DINING ROOM, UTILITY ROOM, first floor landing, 22FT PRINCIPLE BEDROOM WITH ENSUITE, three further bedroom and a family shower room. The benefits include replacement UPVC double glazing, electric heating system with SOLAR PANELS, well maintained gardens and a DETACHED DOUBLE GARAGE with driveway in front offering off road parking for four vehicles. This attractive home is offered with NO UPPER CHAIN and internal viewing is recommended. EPC rating E

- Prestigious Cul-De-Sac Location
- Spacious Extended Four Bedroom Detached
- Close To Train Station
- Conservatory
- Utility Room
- 22FT Principle Bedroom With Ensuite
- Wraparound Plot With Double Garage
- Solar Panels
- No Upper Chain
- EPC Rating E





#### Entrance Porch

The property is entered via a UPVC double glazed entrance porch into the reception hall.

#### Reception Hall

UPVC double glazed window to the front aspect. Stairs rising to the first floor. Doors to lounge, kitchen and cloakroom. Wall mounted electric radiator. Understairs storage recess. Laminate wood flooring.

#### Cloakroom

Obscure UPVC double glazed window to the front aspect. White suite comprising wall mounted wash hand basin and low level w.c. Tiled to splashback areas. Wall mounted electric radiator. Ceramic tiled flooring.

#### Lounge

L shape dual aspect room with a UPVC double glazed window to the front aspect and UPVC double glazed patio doors with UPVC double glazed window to the conservatory. Feature marble fireplace with an inset coal effect gas fire. Three wall mounted electric radiators. Service hatch to the kitchen. Telephone point.

#### Conservatory

Brick base and UPVC double glazed construction. UPVC double glazed double doors to the rear garden. Ceramic tiled flooring.

#### Kitchen

UPVC double glazed window to the rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in Zanussi double oven and gas hob with extractor hood over. Tiled to splashback areas. Integrated wine rack. Ceramic tiled flooring. Door to the dining room.

#### Dining Room

Dual aspect with a UPVC double glazed windows to front and side aspects. Wall mounted electric radiator. Door to the utility room.

#### Utility Room

UPVC door with obscure double glazed panels to the side. UPVC double glazed window to the rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Plumbing for washing machine and dishwasher. Space for dryer. Tiled to splashback areas. Wall mounted electric radiator.

#### First Floor Landing

UPVC double glazed window to front elevation. Doors to four bedrooms and a shower room. Wall mounted electric radiator. Airing cupboard. Access to loft.

#### Principle Bedroom

Two UPVC double glazed windows to the rear elevation. Range of fitted bedroom furniture to include wardrobes with storage units over, bedside tables and a dresser. Two wall mounted electric radiators. Spotlights to the ceiling. Door to the en-suite.

#### En-suite

Obscure double glazed window to the front elevation. White suite comprising fully tiled shower cubicle, pedestal mounted wash hand basin and low level w.c. Fully tiled walls. Chrome heated towel rail. Wall mounted electric radiator. Ceramic tiled flooring, spotlights to the ceiling.

#### Bedroom Two

UPVC double glazed window to the rear elevation. Two wall mounted electric radiators.

#### Bedroom Three

UPVC double glazed window to the rear elevation. Wall mounted electric radiator.

#### Bedroom Four

UPVC double glazed window to the front elevation. Wall mounted electric radiator.

#### Family Shower Room

Obscure UPVC double glazed window to the front elevation. White suite comprising low level w.c., fully tiled shower cubicle with a hand-rail, and a pedestal mounted wash hand basin. Chrome heated towel rail. Fully tiled walls. Wall mounted electric radiator. Ceramic tiled flooring.

#### Gardens

##### Front Garden

Mainly laid to lawn with two pathways leading to the front door. Planted borders. Small area laid with stone. Fully blocked driveway in front of a double garage offering off-road parking for up to four vehicles.

##### Side Garden

Fully paved with small shingle areas. Planted borders. Timber shed to remain. Two courtesy doors to the double garage. Wrought iron gates leading to front and rear gardens. Small wooden picket fencing. Fully enclosed by timber fencing.

##### Rear Garden

Mainly laid to lawn with planted borders. Small paved patio area. Further small paved area. Outside tap. Path leading to gated side access. Fully enclosed by timber fencing.

#### Double Garage

Detached double garage with two up and over doors. Power and light connected.

#### Property Information

The property currently uses an electric to radiator heating system with solar panels. The original gas pipes and boiler remain so can be converted back to a gas to radiator system is so desired.

Tenure: Freehold

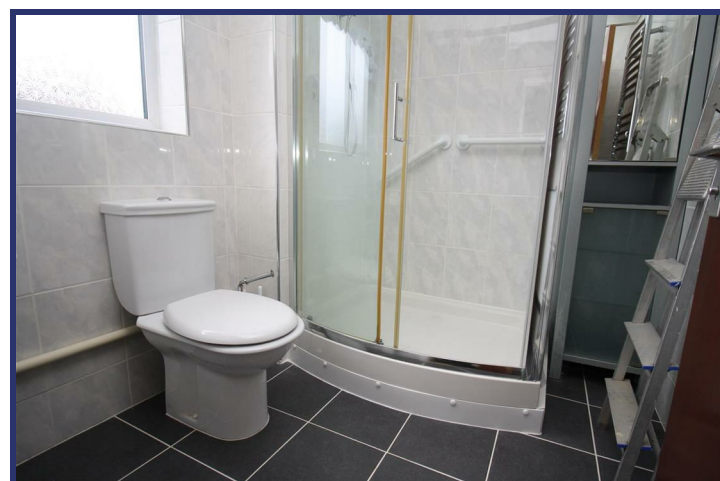
Local Authority: Milton Keynes Council

Council Tax Band: F £3,176.62 payable for the year 2024/25

#### Disclaimer

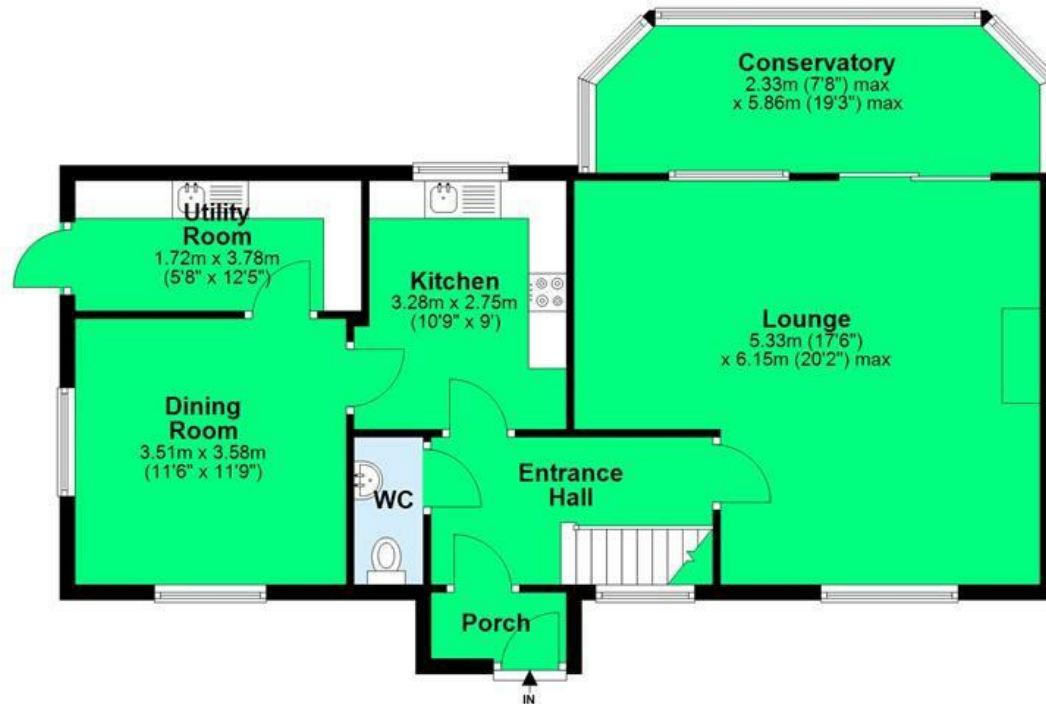
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



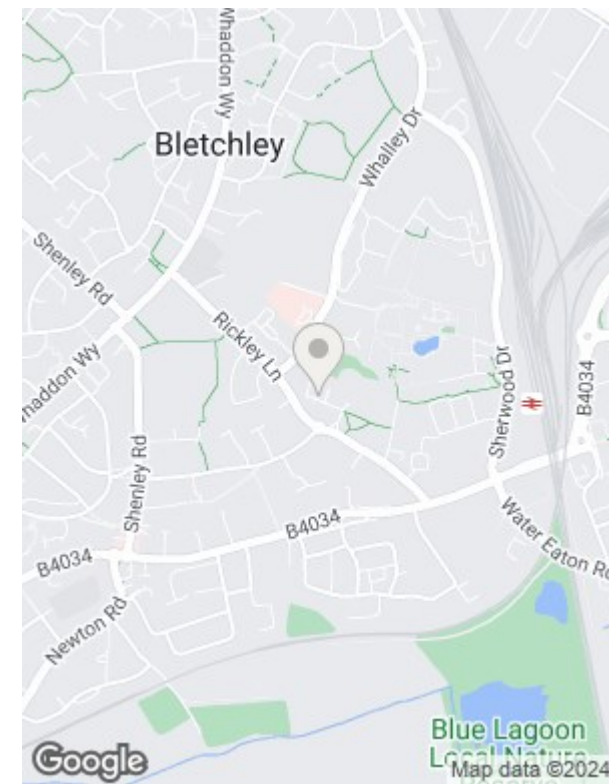
### First Floor



Total area: approx. 147.1 sq. metres (1583.7 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

