



Huntingdon Crescent, Milton Keynes, MK3 5NT



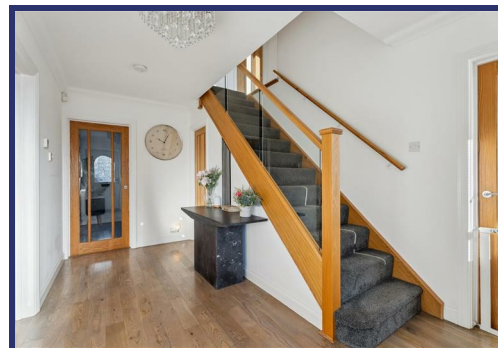
**16 Huntingdon Crescent
Bletchley
Milton Keynes
Buckinghamshire
MK3 5NT**

Offers Over £765,000

A RECENTLY MODERNISED, CONTEMPORARY AND STUNNING FIVE DOUBLE BEDROOM DETACHED executive residence WITH APPROXIMATELY 2250 SQFT OF ACCOMMODATION SET OVER TWO FLOORS, boasting TWO ENSUITES and resting on a generous plot in one of the Racecourse development's premier Cul-De-Sac locations.

The location gives convenient access to the Bletchley train station with a direct route to London Euston, as well as being within easy access to shops, Chepstow local park for lovely walks, good road links and within the school catchment area of St. Thomas Aquinas Primary School. The accommodation in brief comprises a reception hall, refitted downstairs cloakroom, lounge/diner with log burner, GENEROUS SIZED CONSERVATORY WITH GLASS ROOF, REFITTED KITCHEN/BREAKFAST ROOM with built-in and integrated appliances, refitted utility room, STUDY, first floor landing, PRINCIPLE BEDROOM WITH WALK-OUT BALCONY, DRESSING ROOM AND REFITTED ENSUITE, BEDROOM TWO WITH REFITTED ENSUITE, three further bedrooms and a REFITTED FAMILY BATHROOM. The benefits includes RECENTLY REPLACED UPVC double glazing, gas to radiator central heating, WELL MAINTAINED GARDENS, WITH THE REAR OFFERING A GOOD DEGREE OF PRIVACY, attached double garage with blocked paved driveway in front offering off road parking for up to six vehicles. In addition to the internal improvements the vendors have also replaced the fascia's, soffits and gutters. Internal viewing for this very well proportioned family home comes with our highest recommendation. EPC rating C.

- Stunning Self Build Five Bedroom Detached Property
- Secluded Cul-De-Sac Location
- Generous Plot
- Study
- Refitted High Specification Kitchen
- Generous Sized Modern Conservatory
- Five Double Bedrooms
- Principle Bedroom With Dressing Room & Refitted Ensuite
- Bedroom Two With Ensuite
- Double Garage





Reception Hall

Enter via a replacement composite door with obscure light leaded double glazed panel into the reception hall. Staircase with a glass balustrade rising to the first floor. Replacement doors to lounge/diner, kitchen/breakfast room, study and cloakroom. Radiator. Replacement oak wood flooring. Skimmed ceiling.

Cloakroom

White re-fitted suite comprising wash hand basin with vanity unit under and low level w.c. Chrome heated towel rail. Understairs storage cupboard. Replacement oak flooring. Ceiling mounted extractor fan. Skimmed ceiling.

Lounge/Diner

A dual aspect room with a walk-in bay with a replacement UPVC double glazed window to the front aspect and replacement UPVC double glazed sliding doors to the conservatory. Log burner. Built-in media unit. Two radiators. T.V. point. Door to kitchen/breakfast room. Newly laid carpet and oak flooring. Skimmed ceiling.

Conservatory

Of brick base and UPVC double glazed construction. Pitched glazed ceiling. Tall panel radiator. Spotlights. Replacement luxury vinyl tiled flooring. UPVC doors with double glazed panels to the rear garden.

Kitchen/Breakfast Room

Replacement UPVC double glazed window to the rear aspect. Replacement part glazed double doors to the conservatory. Quality re-fitted kitchen comprising a range of units to wall and base levels with quartz worksurfaces over. One and a half bowl sink with quartz drainer and mixer tap over. Built-in oven, grill and induction hob. Integrated Whirlpool dishwasher and Indesit fridge/freezer. Splashbacks. Breakfast bar. Radiator. Replacement luxury vinyl tiled flooring. Inset spotlights and skimmed ceiling. Door to the utility room. Skimmed ceiling.

Utility Room

Re-fitted in a range of units to wall and base levels with worksurfaces over. Stainless steel sink/drainers with mixer tap over. Plumbing for a washing machine and space for a tumble dryer. Courtesy door to the garage. Replacement luxury vinyl tiled flooring. Ceiling mounted extractor fan. Skimmed ceiling.

Study

Walk-in bay with a replacement UPVC double glazed window to the front aspect. Fitted cupboards to base and eye level. Work surface. Radiator. Replacement oak flooring. Skimmed ceiling.

First Floor Landing

Replacement doors to all rooms. Airing cupboard. Radiator. Newly laid carpet. The loft is accessible via fitted loft ladder, has electric lighting and has been boarded. Skimmed ceiling.

Principle Bedroom

Replacement UPVC double glazed sliding doors to the front elevation and walk-out balcony. Radiator. Replacement door to the en-suite and dressing room. Part vaulted ceiling. Newly laid carpet. Skimmed ceiling.

Dressing Room

Replacement UPVC double glazed window to the rear elevation. Built-in storage cupboard. Radiator. Spotlights. Skimmed ceiling.

En-suite

Replacement obscure UPVC double glazed window to the rear elevation. White re-fitted suite comprising low level w.c., fully tiled shower cubicle and a wash hand basin with a storage unit under. Two chrome heated towel rails. Shaver point. Tiled splashback areas. Replacement luxury vinyl tiled flooring. Spotlights and a ceiling mounted extractor fan. Skimmed ceiling.

Bedroom Two

Replacement UPVC double glazed window to the rear elevation. Range of built-in double wardrobes. Radiator. Newly laid carpet. Replacement door to the en-suite. Skimmed ceiling.

En-suite

Replacement obscure UPVC double glazed window to the rear elevation. White re-fitted suite comprising low level w.c., fully tiled shower cubicle with rain-fall and hand-held shower taps, and a wash hand basin with vanity unit under. Chrome heated towel rail. Replacement ceramic tiled flooring. Spotlights and ceiling mounted extractor fan. Skimmed ceiling.

Bedroom Three

Two replacement UPVC double glazed windows to the front elevation. Two radiators. Built-in double wardrobe. Newly laid carpet. Skimmed ceiling.

Bedroom Four

Replacement UPVC double glazed window to the front elevation. Built-in double wardrobe. Radiator. Newly laid carpet. Skimmed ceiling.

Bedroom Five

Replacement UPVC double glazed window to the rear elevation. Radiator. Newly laid carpet. Skimmed ceiling.

Family Bathroom

Replacement obscure UPVC double glazed window to the rear elevation. White re-fitted suite comprising low level w.c., panel bath with a hand-held shower tap over, and wash hand basin with a vanity unit under. Chrome heated towel rail. Tiled walls to half height. Replacement ceramic tiled flooring. Spotlights and ceiling mounted extractor fan. Skimmed ceiling.

Exterior

Front

Well maintained and mainly laid to lawn with planted borders, a small tree, substantial block paved driveway offering off-road parking for up to six vehicles. Hedging to two sides.

Rear Garden

Well maintained and offering a good degree of privacy. Comprising a block paved area, steps up to a generous size lawn, planted borders, plenty of mature hedge screening and trees, circular paved area, courtesy door to the double garage and a further paved area to the side leading leading to a two side hinged wooden gates to the front. Further gated side access to front.

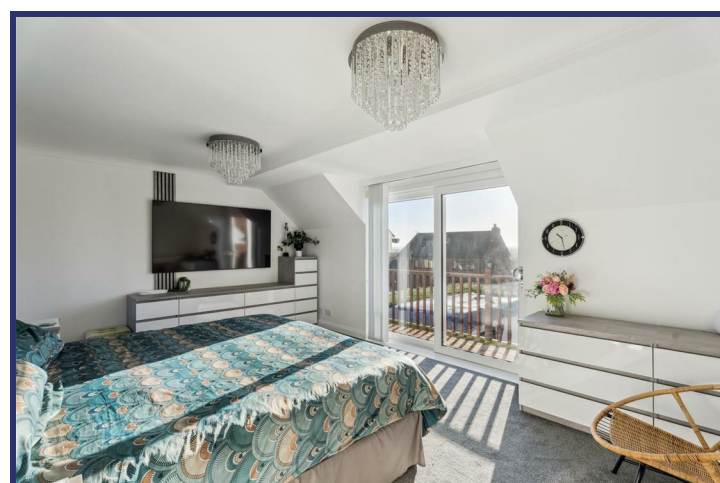
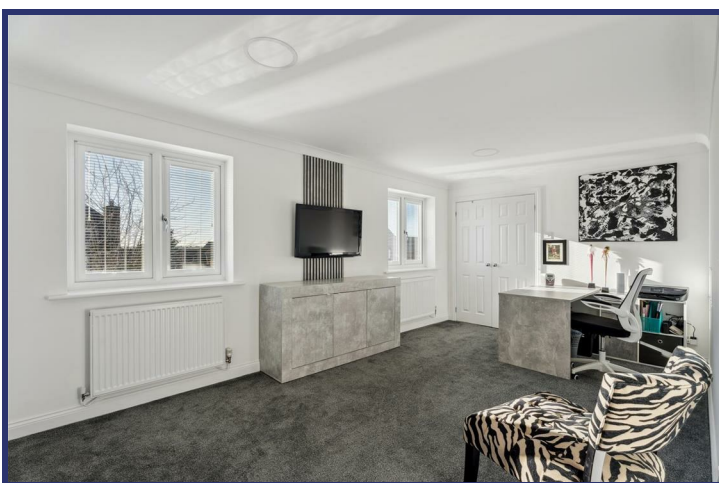
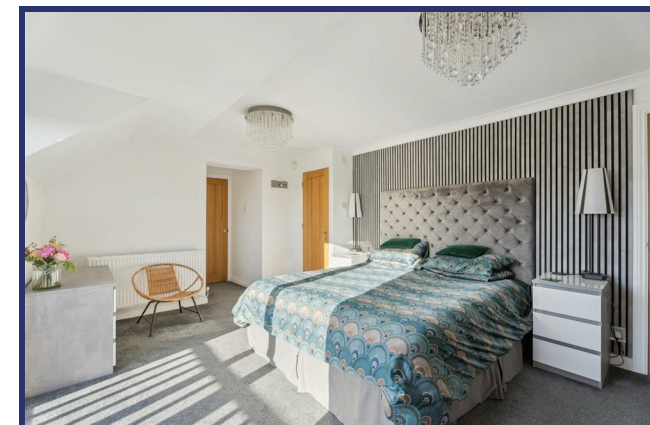
Double Garage

Attached double garage with two electric roller-shutter doors. Power and light. Water supply.

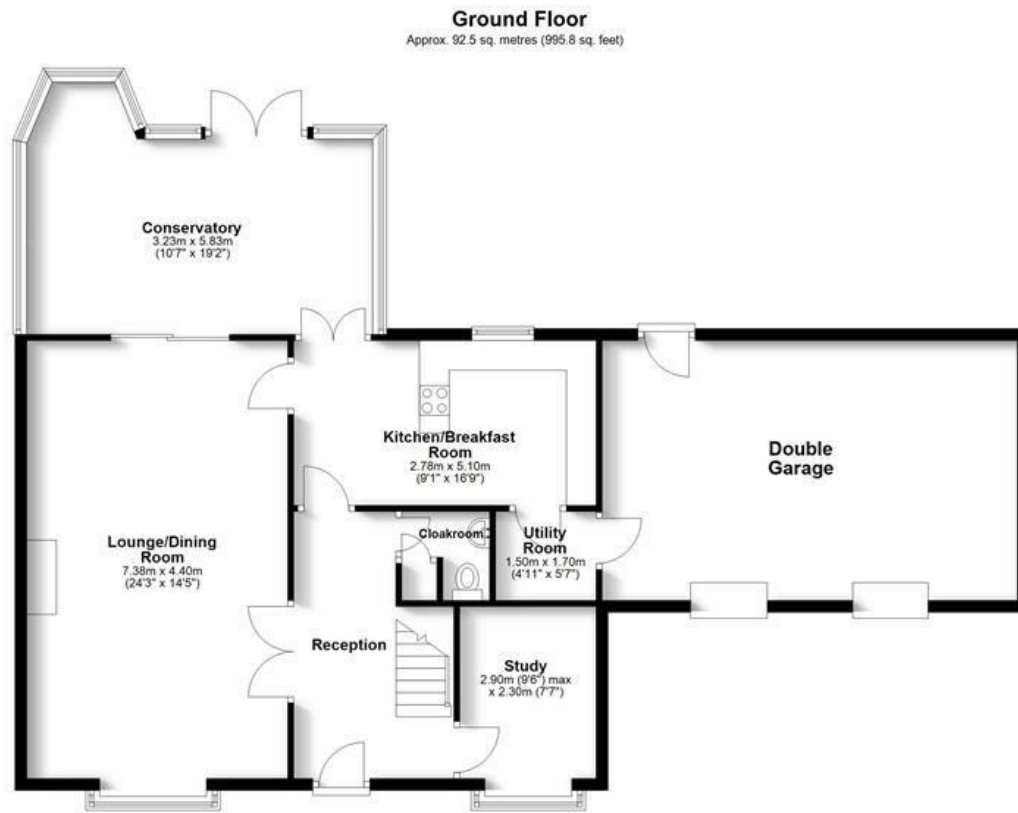
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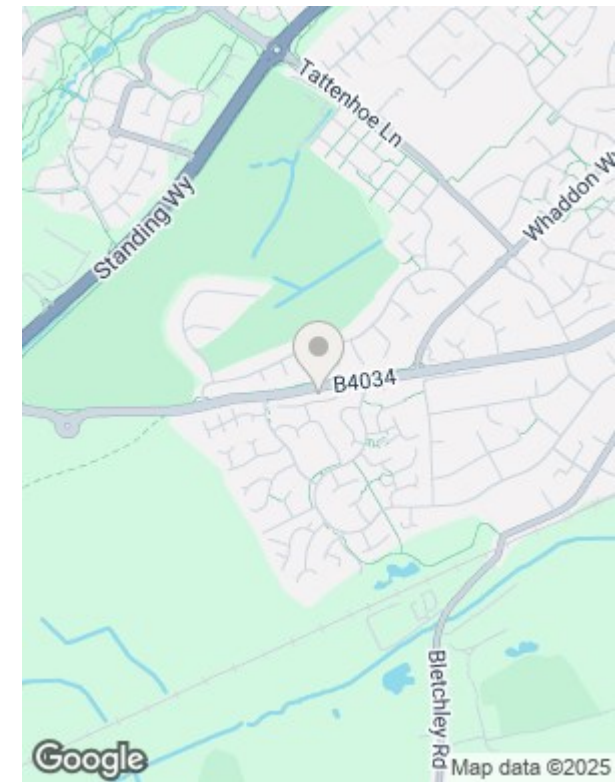






Total area: approx. 209.1 sq. metres (2250.2 sq. feet)

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

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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			
England & Wales		EU Directive 2002/91/EC	

