



Bantock Close, Milton Keynes, MK7 8DS



52 Bantock Close
Browns Wood
Milton Keynes
MK7 8DS

Offers In Excess Of £350,000

Carters are delighted to offer to the market this **TRULY STUNNING EXTENDED TWO DOUBLE BEDROOM DETACHED** property, situated on a Cul-De-Sac in the much sought after area of Brownswood. The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North.

The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment, in addition to being in close proximity to Caldecotte Lake for lovely walks. The accommodation in brief comprises an entrance hall, LOUNGE WITH FEATURE LOG BURNER, A BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH TWO SETS OF BI-FOLD DOORS and includes built in and integrated appliances, DOWNSTAIRS SHOWER ROOM, first floor landing, two bedrooms with built in storage and a REFITTED FAMILY SHOWER ROOM. The benefits includes UPVC double glazing, gas to radiator central heating, underfloor heating to the dining/family area & shower room, LANDSCAPED REAR GARDEN and a driveway to the front offering off road parking. The current owners have refurbished and upgraded their home to such a high standard that it a must to view to fully appreciate. Viewing at your earliest convenience is essential as we expect the demand to be very high. EPC rating C.

- Sought After Cul-De-Sac Location
- Close Proximity To M1 & A5
- Great School Catchment
- Extended Two Bedroom Detached
- Truly Stunning Throughout
- Kitchen/Dining/Family Room With 2 Sets Of Bi-Fold Door
- Refitted Shower Rooms To Ground & First Floor
- Driveway
- Viewing Comes With Our Highest Recommendation
- EPC Rating C





Entrance Hall

Enter via composite door with obscure double glazed panels and obscure UPVC double glazed side panel. Stairs rising to first floor. Chrome vertical panelled radiator. Moduleo flooring. Inset spotlights to ceiling. Door to lounge.

Lounge

UPVC double glazed walk-in bay window to front aspect. Feature log burner (fitted July 2024). Low-level under stairs storage cupboard. Radiator. Moduleo flooring. Inset spotlights to ceiling. Square edged archway to kitchen/dining/family room.

Kitchen/Diner/Family Room

Two sets of bi-fold doors onto rear garden with integrated blinds and magnetic adjusters. Quality refitted kitchen comprising a range of wall and base units with quartz work surfaces. Stainless steel sink with quartz drainer and mixer tap over. Built in the Neff five ring induction hob with Neff feature extractor hood over. Built-in Neff oven and separate microwave with plate warmer under. Integrated full height fridge, slimline dishwasher and wine fridge. Breakfast bar. Tiled to splashback areas. Inset spotlights to ceiling. Part vaulted ceiling with Velux double glazed windows to the dining area. Door to shower room. Two zone underfloor heating system to family/dining area and shower room. Moduleo flooring throughout.

Downstairs Shower Room

Part converted from garage. Part obscure UPVC double glazed window to front aspect. Quality white three-piece suite comprising of a fully tiled glass shower cubicle with rainfall style shower and handheld, wash hand basin with vanity unit under and a low level WC. Fitted storage units with small work surface. Moduleo flooring. Loft access which is fully boarded with lighting. Inset spotlights to ceiling.

First Floor Landing

Doors to two bedrooms and a shower room. Spotlights to ceiling.

Principle Bedroom

UPVC double glazed window to front elevation. Built-in double wardrobe. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Built-in wardrobes. Radiator. Loft access with wall mounted replacement boiler. Spotlights to ceiling.

Shower Room

Obscure UPVC double glazed window to rear elevation. Quality refitted white three-piece suite comprising of a walk-in shower with glass screen and rainfall style shower, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Wall mounted extractor fan. Spotlights to ceiling.

Exterior

Front-Small area laid with various plants and pathway leading to front door. Driveway to side offering off-road parking.

Rear Garden-Well maintained landscaped rear garden comprising of a composite decking patio area. Remainder is mainly laid with artificial lawn. Further raised composite decking for seating area. Timber shed to remain with water supply. Pathway to side leading to a gated front access. Fully enclosed by timber fencing.

Note To Purchasers

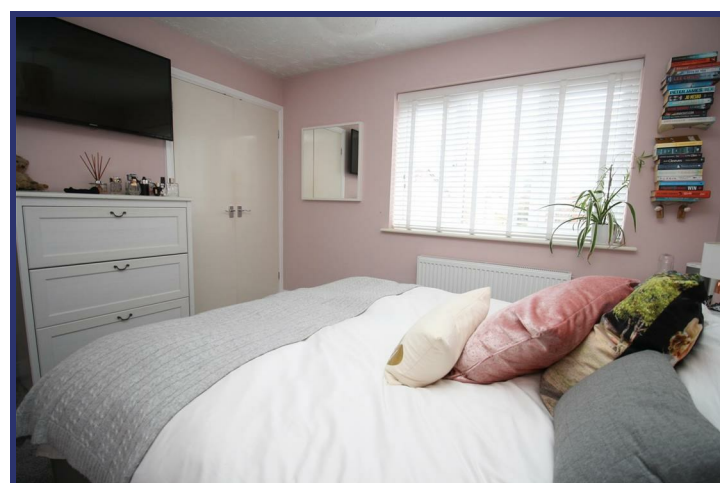
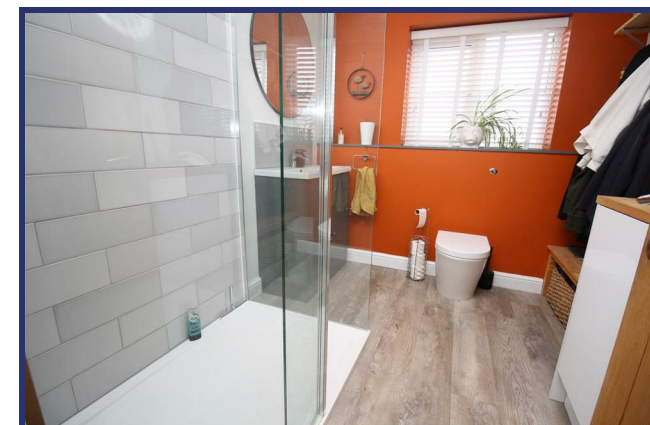
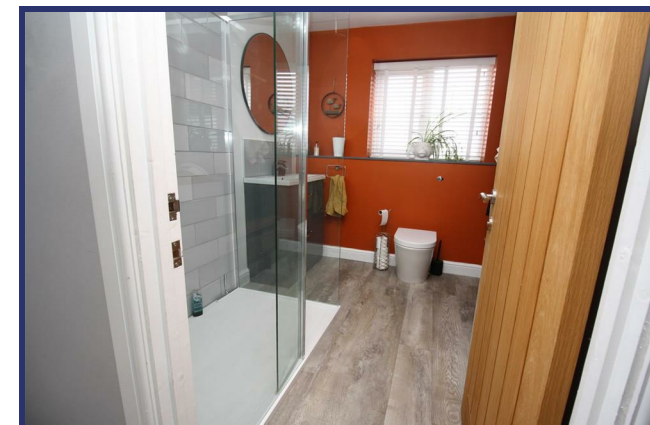
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

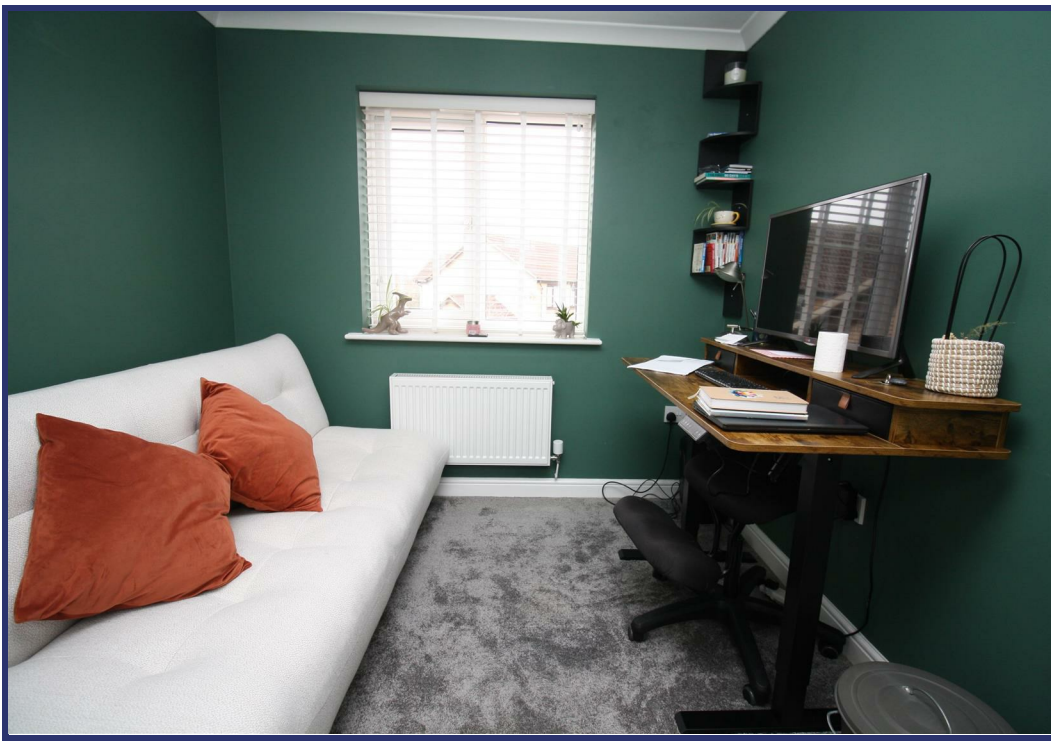
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

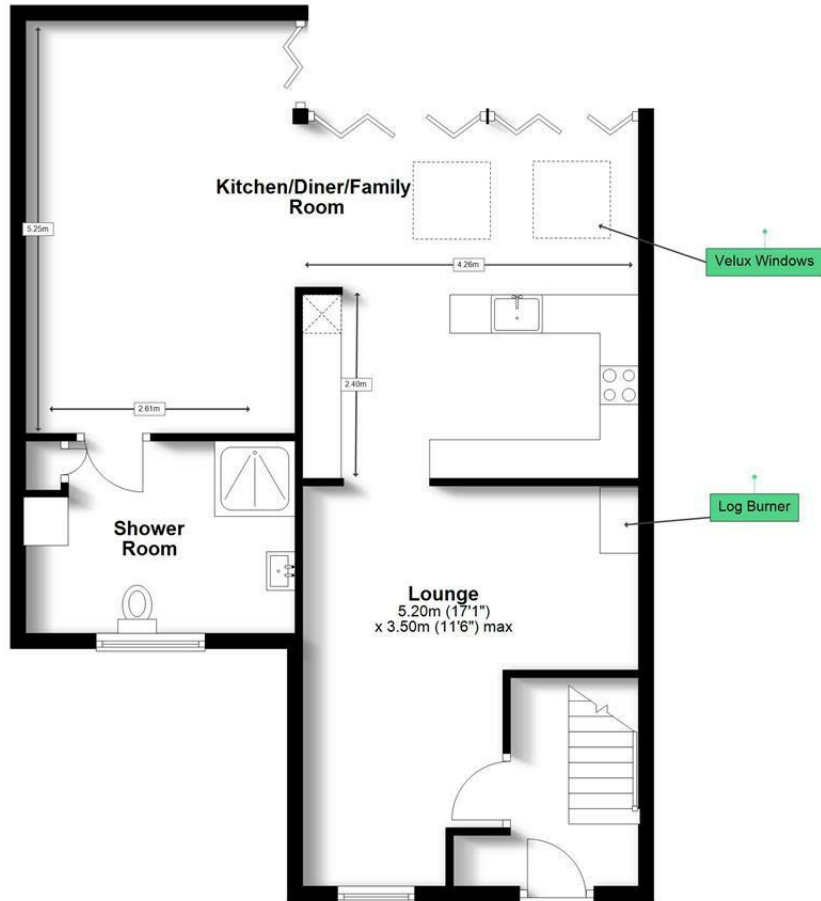
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



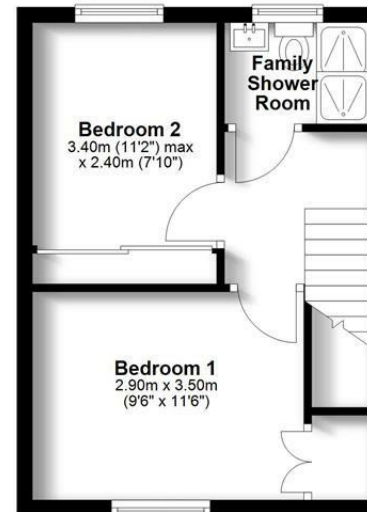




Ground Floor

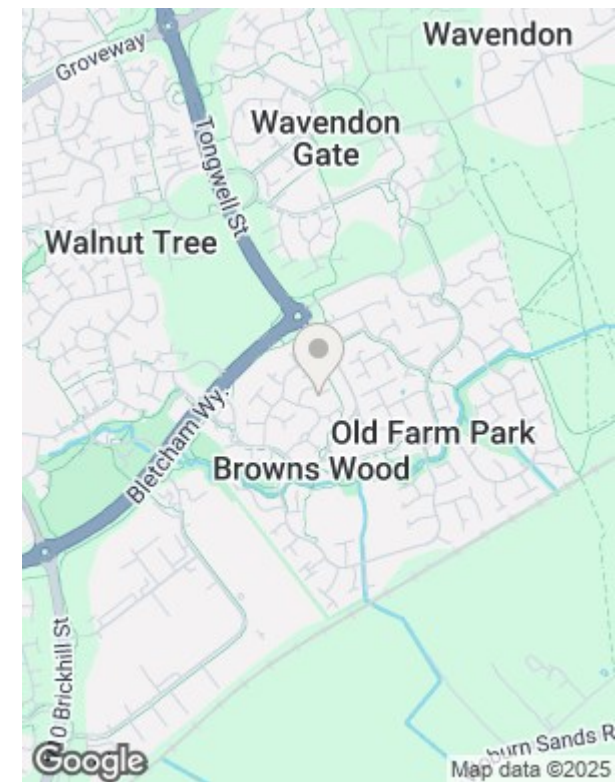


First Floor



Total area: approx. 95.1 sq. metres (1024.1 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 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



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	
		72	83

