



Bonaire Grange, Milton Keynes, MK3 5RQ



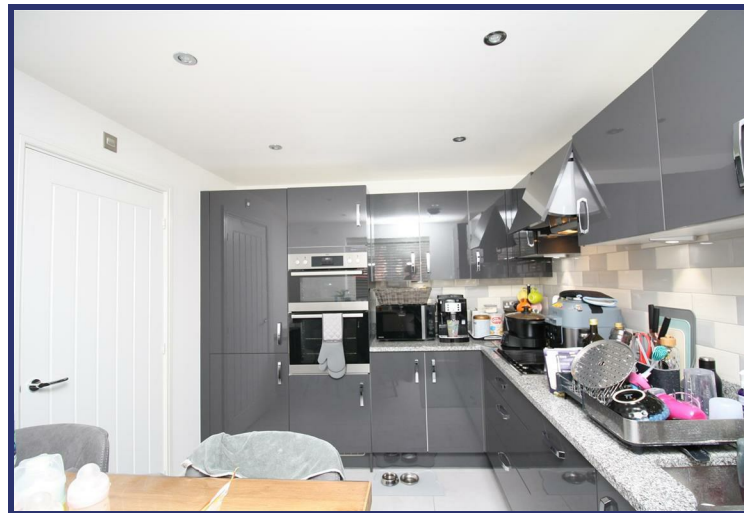
**54 Bonaire Grange
Bletchley
Milton Keynes
Buckinghamshire
MK3 5RQ**

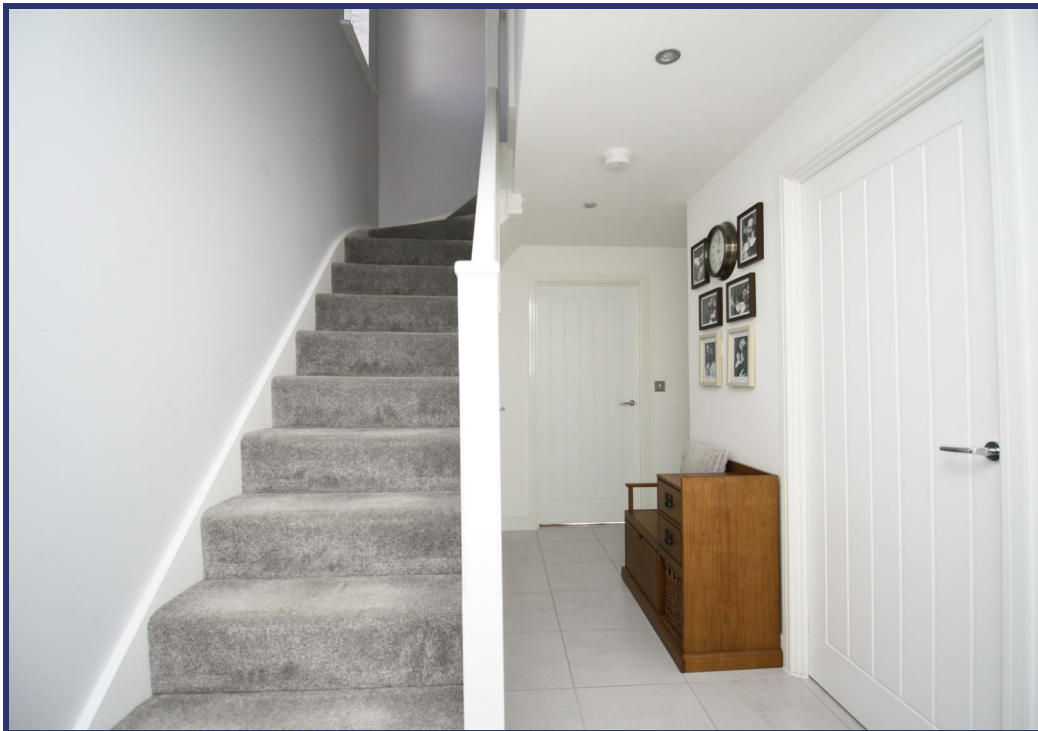
£400,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED family home, located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake As well as all the amenities on offer including shops, takeaways, primary school and community centre. Bletchley & Leighton Buzzard train stations are just a short drive away with direct links into London Euston. The A5 and Leighton Buzzard bypass offer strong road links for commuting too.

The accommodation in brief comprises of an entrance hall, DOWNSTAIRS CLOAKROOM, Lounge, kitchen/diner with built in and integrated appliances, first floor landing, Three bedrooms and a family bathroom and the PRINCIPLE BEDROOM WITH ENSUITE to the second floor. The benefits include UPVC double glazing, gas to radiator central heating, private rear garden, single garage with driveway in front offering off road parking for up to two vehicles. Internal viewing comes with our highest recommendation to fully appreciate. EPC rating B.

- Walking Distance To Willow Lake
- Semi Rural Location
- Garage & Driveway
- Corner Plot
- Four Bedroom Detached
- Downstairs Cloakroom
- Principle Bedroom with Ensuite
- Landscaped Gardens
- Modern Kitchen With Integrated Washing Machine & Dishwasher
- Internal Viewing Highly Recommended





Carters can
arrange for you to
view this property
7 days a week



Entrance Hall

UPVC double glazed window to side aspect. Ceramic tiled flooring. Inset spotlights. Storage cupboard. Stairs to first floor. Doors to kitchen, cloakroom and lounge.

Cloakroom

Low level WC. Hand wash basin. Tiled to splashback area. Radiator. Extractor fan. Inset spotlights.

Lounge

Laminate wood flooring. TV point. Radiator. French doors leading to rear garden.

Kitchen/ Diner

UPVC double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl sink with drainer sink and mixer tap over. Integrated fridge/freezer, electric oven, gas hob with extractor fan over, integrated dishwasher, washer/dryer. Cupboard housing wall mounted boiler. Ceramic tiled flooring. Inset spotlights. Tiled to splashback area. Extractor fan.

First Floor Landing

UPVC Double glazed window to side elevation. Storage cupboard. Radiator. Doors leading to all rooms. Stairs leading to principle bedroom.

Bedroom Two

UPVC Double glazed window to front elevation. Fitted range of wardrobes. Radiator. Thermostat control.

Bedroom Three

UPVC double glazed window to rear elevation. Radiator.

Bedroom Four

UPVC double glazed window to rear elevation. Radiator.

Family Bathroom

Three piece white suite comprising of low level WC, hand wash basin and panel bath with shower mounted over. Tiled to splash back areas. Chrome heated towel rail. Ceramic tiled flooring. Inset spotlights. Extractor fan.

Principle Bedroom

UPVC double glazed window to front and rear elevation. Range of fitted wardrobes. Wall mounted lights. Radiator. Door leading to ensuite.

Ensuite

UPVC double glazed Velux window. Three piece suite comprising of low level WC, hand wash basin and fully

tiled shower cubicle. Tiled to splashback areas. Inset spotlights. Extractor fan. Radiator.

Exterior

Rear garden- Fully enclosed garden. Patio area with stone slabs. remainder laid to lawn with planted border to side. Pathway leading to garage.

Front garden- Walkway to front of the property with planted area to right and left. Driveway in front of garage offering off road parking for two vehicles.

Garage- Up and over door. Power and lights.

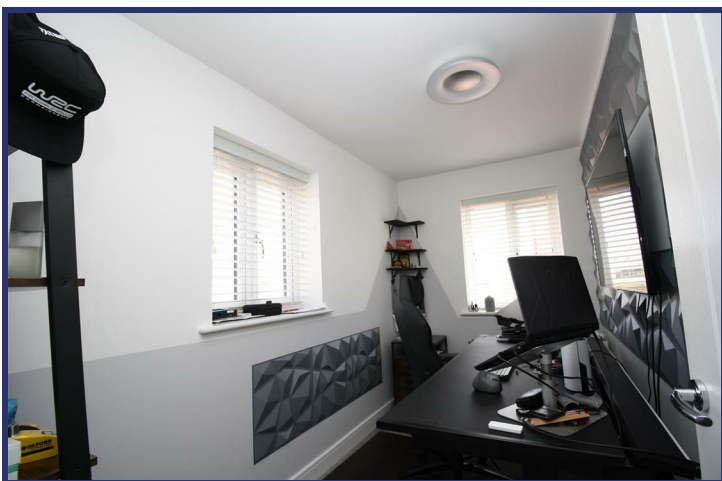
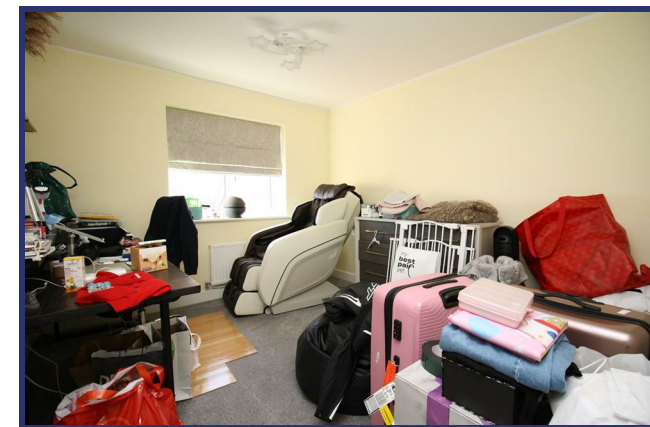
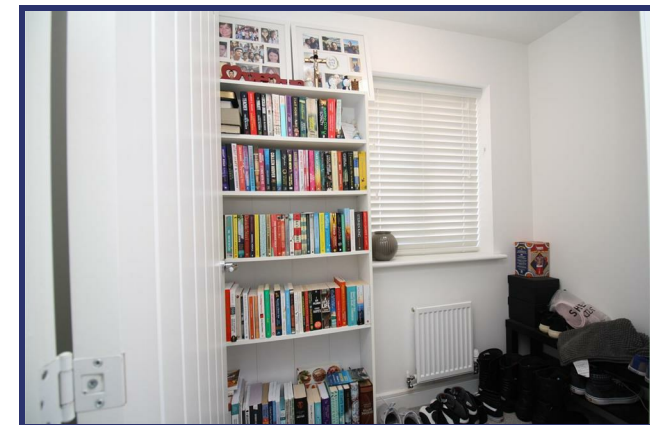
Note to purchaser

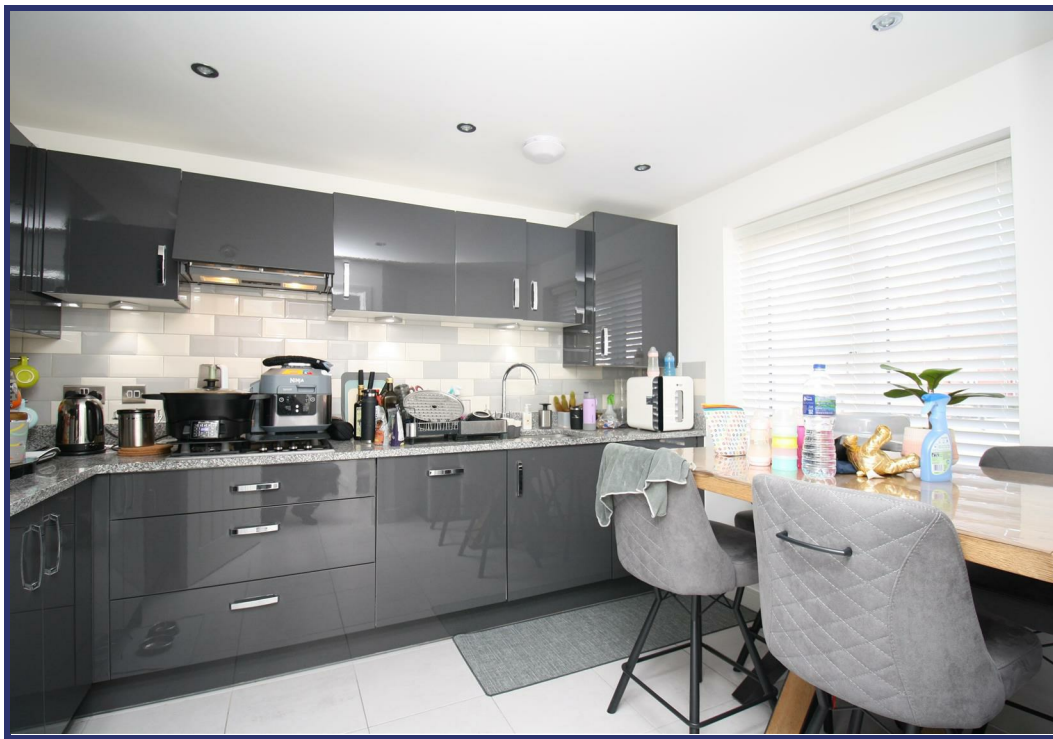
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

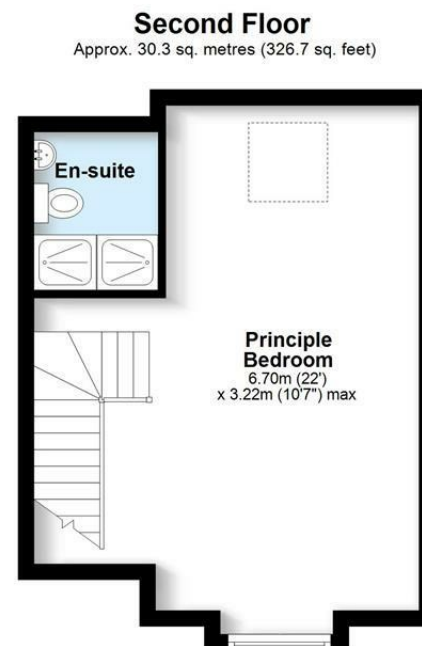
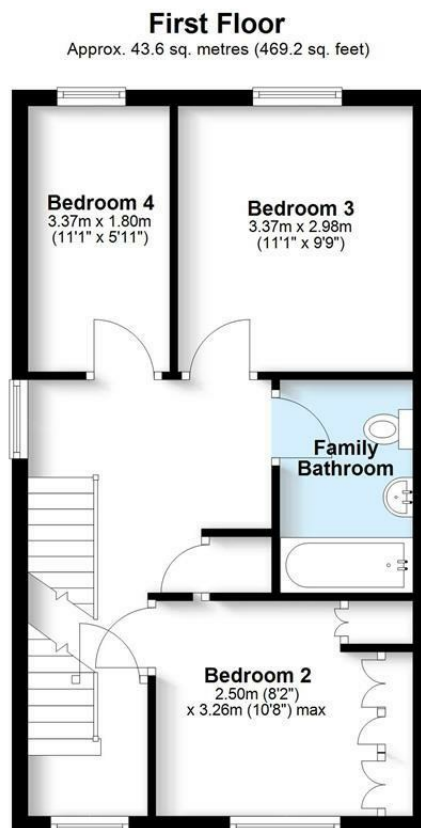
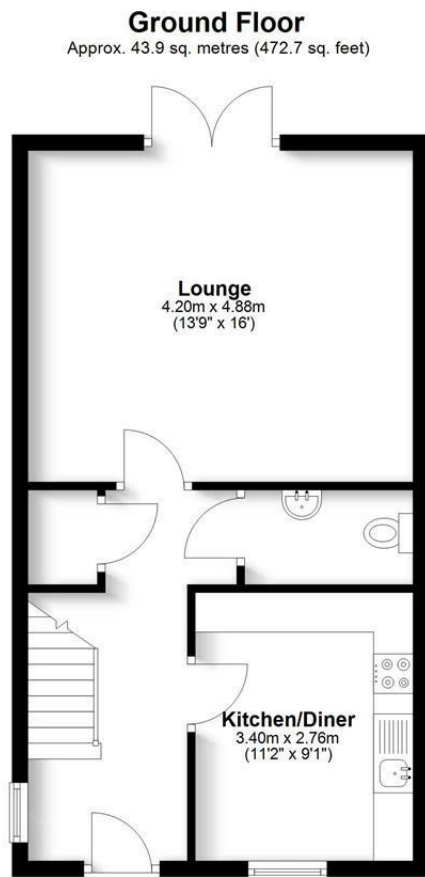
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

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.

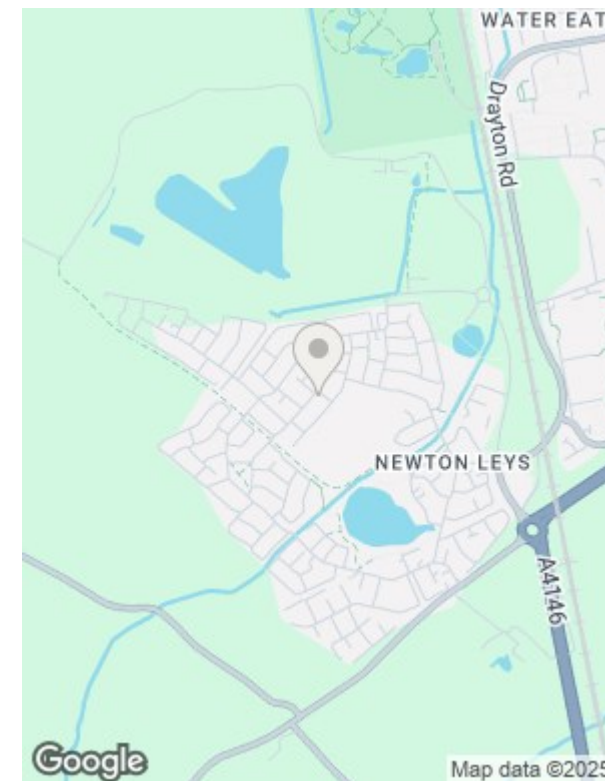






Total area: approx. 117.9 sq. metres (1268.7 sq. feet)

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		91
(81-91)	B	82	
(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	

