



Wraxall Way, Milton Keynes, MK6 4AF



16 Wraxall Way
Ashland
Milton Keynes
MK6 4AF

£365,000

A MODERN, SPACIOUS AND WELL MAINTAINED THREE/FOUR BEDROOM FAMILY HOME OFFERING VERSATILE ACCOMMODATION SET OVER THREE FLOORS, overlooking greenery and a short walk to Ashland Lake and Parkland. It is located close to all the local amenities on offer at the Local Centre including shops, takeaways and dentist as well as being short drive into both MK1 and Milton Keynes shopping centres. Bletchley and Milton Keynes train stations are within easy reach giving access into London Euston, and great road links to the the A5 and M1.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, FAMILY ROOM/BEDROOM FOUR, first floor landing, LOUNGE WITH JULIET BALCONY OVERLOOKING GREENERY, kitchen/diner with built in oven and hob, second floor landing, PRINCIPLE BEDROOM WITH ENSUITE, two further bedrooms and a family bathroom. The benefits include double glazing, gas to radiator central heating WITH SOLAR PANELS, LANDSCAPED REAR GARDEN and an integral garage with parking in front for two vehicles. Internal viewing is highly recommended. EPC rating B.

- Overlooking Greenery
- Short Walk To Ashland Lake & Parkland
- Good Location For Commuters
- Flexible Accommodation Set Over Three Floors
- Downstairs Cloakroom
- Family Room/Bedroom Four
- All Double Bedrooms
- Ensuite To Principle Bedroom
- Garage & Driveway
- EPC Rating B





Reception Hall

Enter via a hardwood door with an obscure double glazed panel into the entrance hall. Stairs rising to the first floor. Doors to the family room/bedroom four and door to cloakroom. Lower level understairs storage cupboard. Radiator. Laminate wood flooring.

Cloakroom

Obscure sealed unit double glazed window to the front aspect. White suite comprising low level w.c. and pedestal mounted wash hand basin. Tiled to splashback areas. Radiator. Laminate wood flooring.

Family Room/Bedroom Four

Hardwood door with a double glazed panel and UPVC double glazed patio doors to the rear garden. Range of base level units with worksurfaces over and an acrylic sink/drain. Built-in induction. Floor level heating. Radiator. Laminate wood Flooring.

First Floor Landing

Stairs rising to the second floor landing. Doors to lounge and kitchen/diner. Airing cupboard. Radiator.

Lounge

L shape room with a sealed unit double glazed window and wooden double doors with double glazed panels on to a Juliet balcony to the front elevation overlooking greenery. Two radiators. T.V. and telephone points.

Kitchen/Diner

Two sealed unit double glazed windows to the rear elevation. Fitted in a range of units to wall and base levels with worksurfaces over giving storage. One and a half stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with extractor hood over. Space for fridge/freezer. Plumbing for dishwasher. Cupboard housing wall mounted boiler (replaced 2024). Tiled to splashback areas. Radiator. Ceramic tiled flooring.

Second Floor Landing

Doors to three bedrooms and a bathroom. Access to loft.

Principle Bedroom

Two sealed unit double glazed windows to front elevation. Radiator. Door to en-suite.

En-suite

White suite comprising low level w.c., pedestal wash hand basin and fully tiled shower cubicle. Radiator. Tiled to splashback areas. Inset spotlights and ceiling mounted extractor fan.

Bedroom Two

Sealed unit double glazed window to rear elevation. Radiator.

Bedroom Three

Sealed unit double glazed window to rear elevation. Radiator.

Family Bathroom

White suite comprising a panel bath with shower tap over, pedestal mounted wash hand basin and a low level w.c. Tiled to splashback areas. Radiator. Shaver point. Inset spotlights and ceiling mounted extractor fan.

Exterior

Front

Fully block paved offering off-road parking for two vehicles. Outside tap.

Rear

Well maintained landscaped rear garden. Comprises of a paved patio area. Artificial lawn with pebble and slate borders. Timber steps with lighting leading to a timber decked seating area. Outside tap. Gated rear access. Fully enclosed by timber fencing.

Garage

Integral single garage with an up and over doors. Power and light connected.

Note To Purchasers

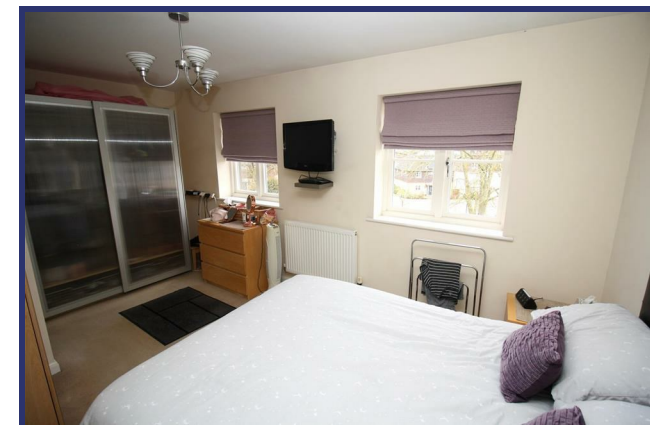
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

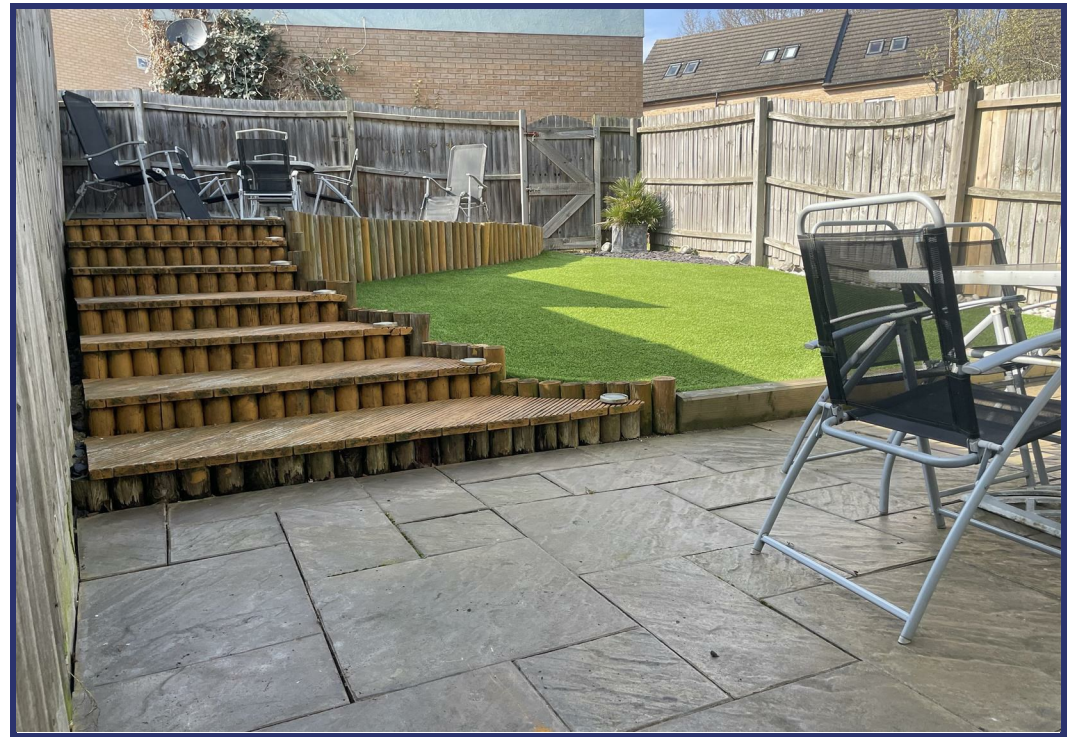
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

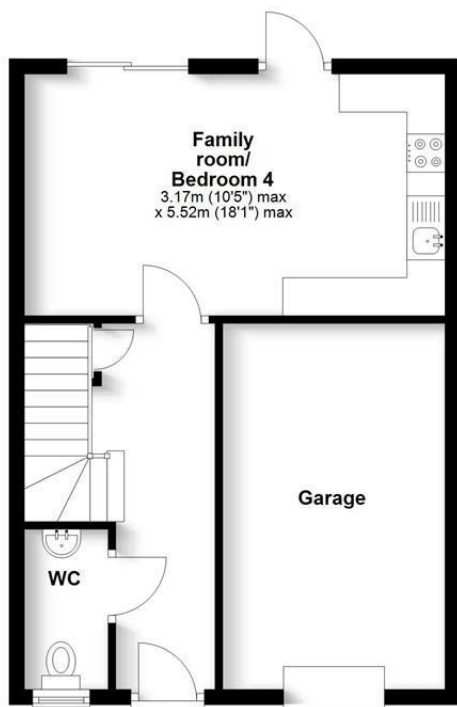






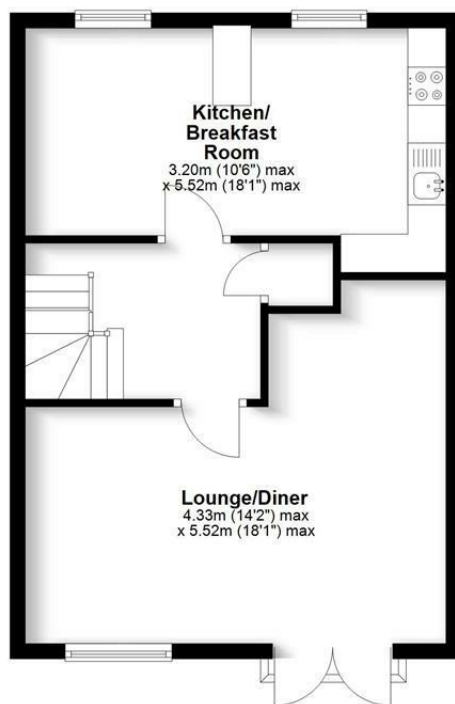
Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



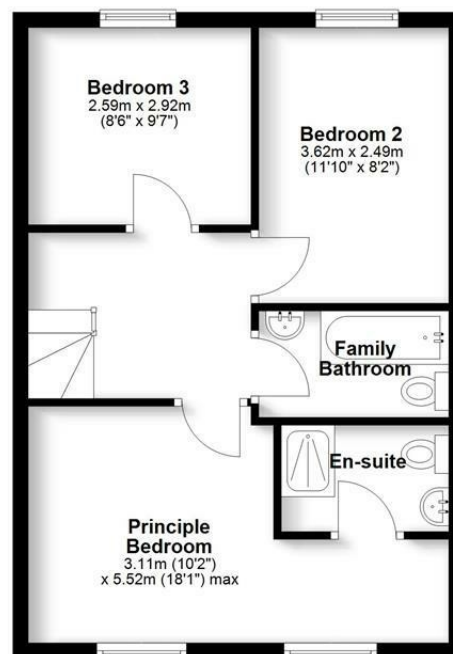
First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Second Floor

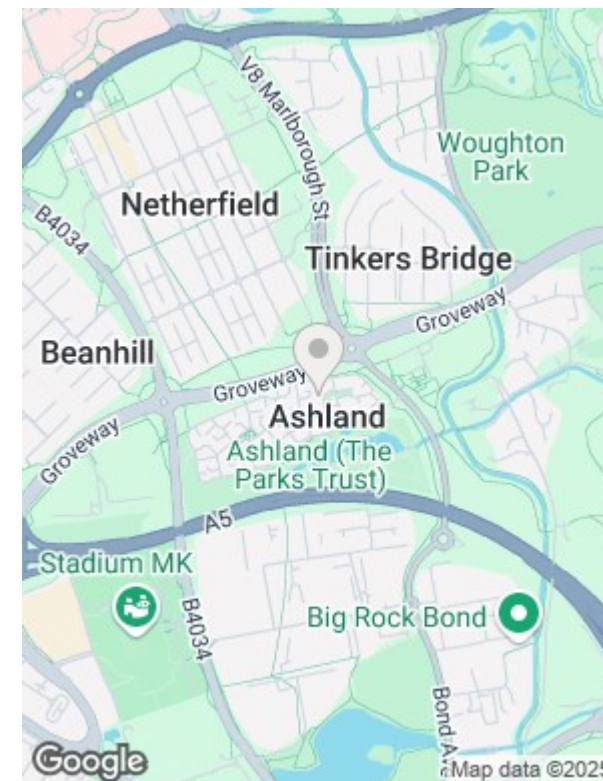
Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 133.4 sq. metres (1435.5 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		84	86
(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	

