



**Potential Fourth
bedroom/ home
office**

Culmstock Close, Milton Keynes, MK4 2BH



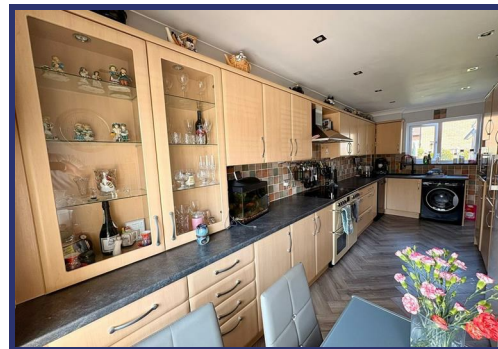
**2 Culmstock Close
Emerson Valley
Milton Keynes
MK4 2BH**

£425,000

CARTERS are delighted to offer to the market this WELL PRESENTED AND EXTENDED THREE BEDROOM DETACHED property WITH POTENTIAL FOR FOURTH BEDROOM/ HOME OFFICE, in the very desirable development of Emerson Valley. The location offers convenient access for many local amenities including schools, local shops and Westcroft Shopping Centre as well as being a short drive to the Central Milton Keynes Train Station.

The accommodation in brief comprises entrance hall, DOWNSTAIRS CLOAKROOM, lounge, KITCHEN/DINER SOME BUILT IN AND INTEGRATED APPLIANCES, AND REGLAZED CONSERVATORY first floor landing, principle bedroom with WALK IN SHOWER CUBICLE and two further REDECORATED BEDROOMS and family bathroom from the garden you can access the ORIGINAL GARAGE CONVERSION OFFERING FORTH BEDROOM/ HOME OFFICE. The benefits include UPVC double glazing, gas to radiator central heating, LOW MAINTENANCE REAR GARDEN AN ATTACHED SINGLE GARAGE with driveway in front. THIS WOULD MKAE AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT and internal viewing is recommended. EPC rating B

- Link detatched
- Good School Catchment
- Desirable Location
- Garage
- Solar Panels
- Principle bedroom with walk-in shower
- Refitted kitchen
- Reglazed conservatory
- Bedroom four/ home office
- EPC rating B





Entrance Hall

Enter via composite door with obscure window above. Radiator. Storage cupboard. Doors leading to all rooms. Stairs leading to first floor.

Lounge

UPVC double glazed window to front aspect. Door leading to Inner hallway. French doors leading to conservatory. Two radiators.

Kitchen/Diner

UPVC double glazed windows to front and rear aspect. range of kitchen units with storage cupboards over, one and a half bowl sink with mixer tap. Space for dishwasher. Space for washing machine. Integrated stainless steel extractor fan over. Integrated microwave. Radiator.

Inner Hallway

Door leading to conservatory. Door leading to cloakroom. Door leading to kitchen. Radiator.

Cloakroom

Two piece suite comprising of low-level WC and hand wash basin. radiator.

Conservatory

Of UPVC double glazed construction. Two sets of UPVC double glazed French doors leading to garden. Radiator.

First Floor Landing

UPVC double glazed window to rear elevation. Door leading to all rooms. Loft access.

Bedroom One

UPVC double glazed window to front elevation. Built-in storage cupboards, Radiator. Walk-in shower fully tiled shower cubicle. UPVC double glazed window to side elevation.

Bedroom Two

UPVC double glazed window to front elevation. Radiator. Built-in storage cupboards. Cupboard housing boiler.

Bedroom Three

UPVC double glazed window to rear elevation. Storage cupboard. Radiator.

Family Bathroom

Obscure UPVC double glazed window to elevation. Three-piece suite comprising of low-level WC, hand wash basin and panel bath with shower over. chrome heated towel rail. Extractor fan.

Bedroom Four/Home Office

Enter Via UPVC composite door with obscure panel above. UPVC double glazed window to front aspect. French doors to rear garden. Loft access. Built-in storage cupboard.

Exterior

Front Garden-

Laid to artificial lawn. Hardstanding driveway. Access to garage and bedroom four/ home office.

Rear Garden-

Fully enclosed by timber fence. Laid to Astroturf. Two raised decking areas. wood built bar. Planted borders with brick wall to side. Gate leading to front. Courtesy door leading to garage. Door leading to bedroom four/ home office.

Solar Panels - 3KW solar panels, that are paid for.

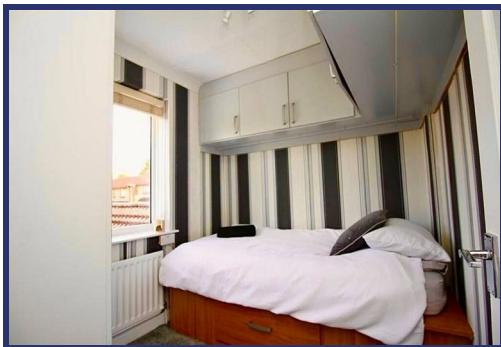
Note To Purchaser

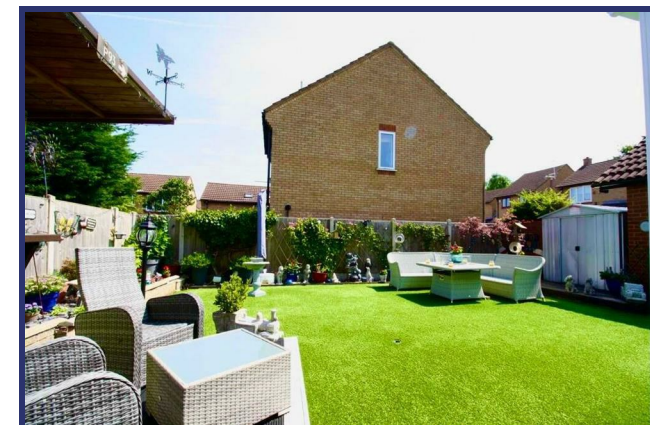
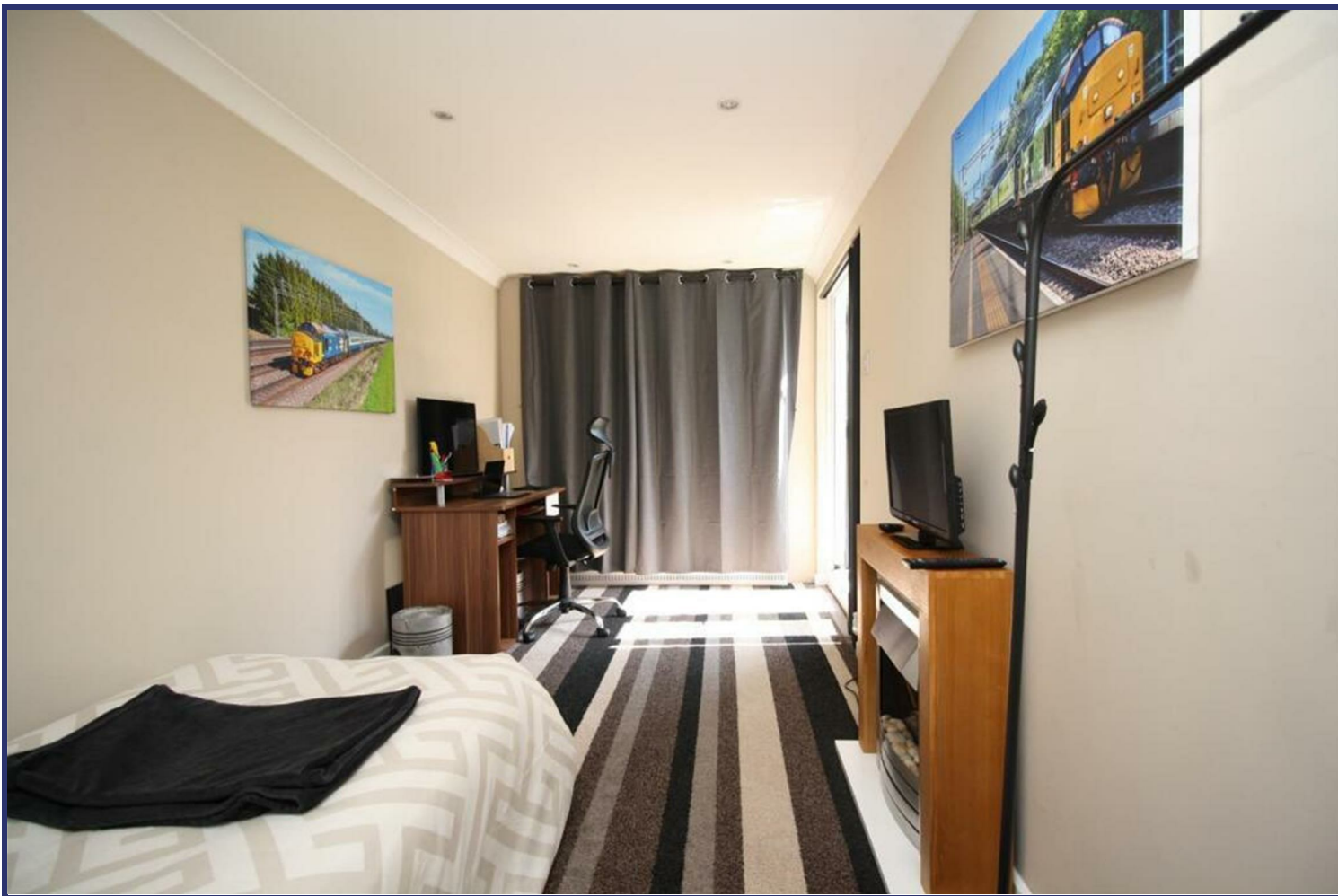
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

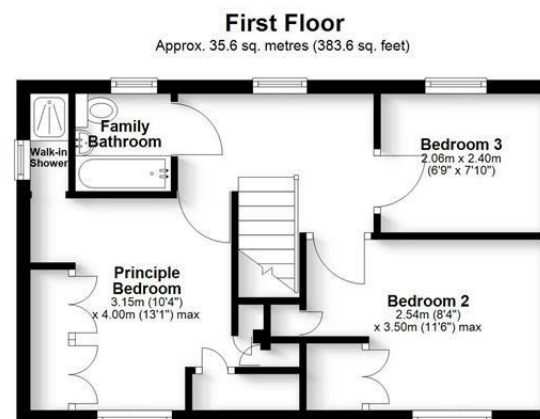
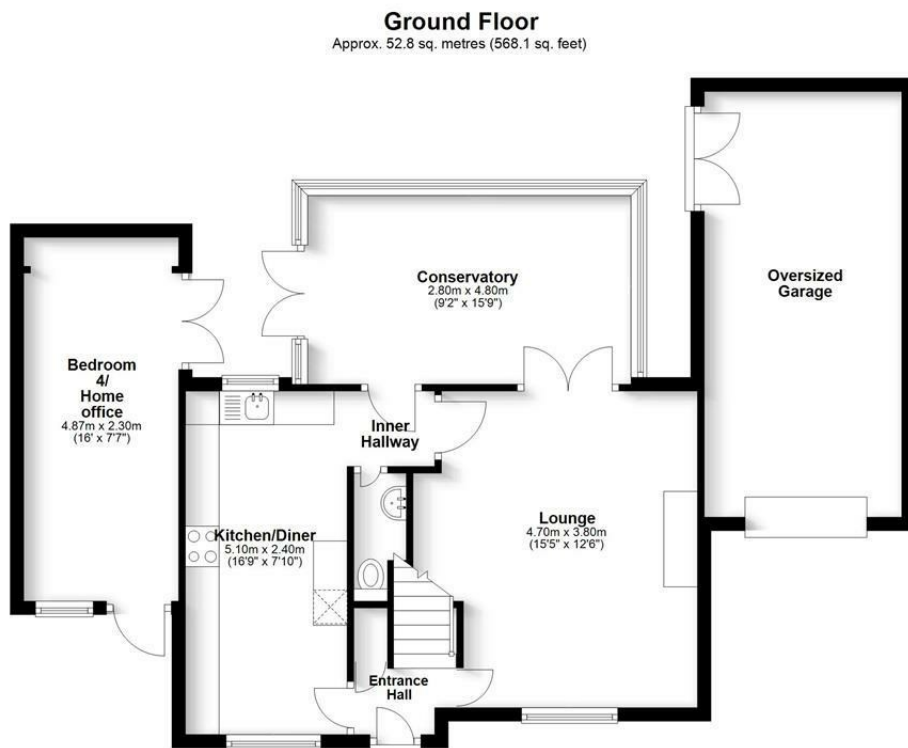
Disclaimer

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.

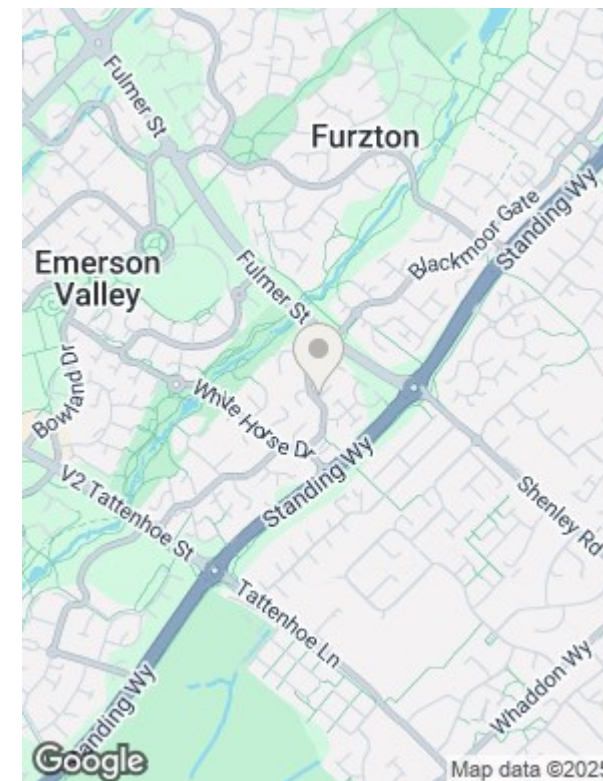








Total area: approx. 88.4 sq. metres (951.7 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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