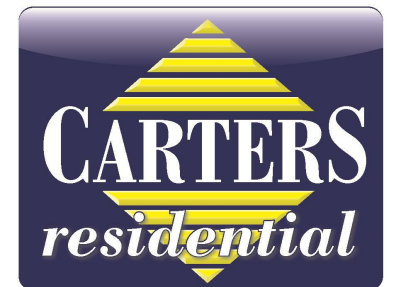




Sumatra Crescent, Bletchley, MK3 5GH



24 Sumatra Crescent  
Newton Leys  
Bletchley  
MK3 5GH

## Offers In Excess Of £400,000

A WELL MAINTAINED FOUR BEDROOM DETACHED, with SPACIOUS accommodation set over three floors, on the desirable semi-rural development of Newton Leys. It is located just a short distance from Willow Lake, as well as all the amenities on offer within Newton Leys including shops, takeaways, Primary School and Community Centre. Bletchley train station is just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too.

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, lounge/diner, kitchen with built in oven & hob, first floor landing, bedrooms two, three, four, family bathroom and a snug/inner landing area with stairs rising to PRINCIPLE BEDROOM WITH ENSUITE THAT OCCUPIES THE WHOLE OF THE SECOND FLOOR. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a CARPORT to the side offering off road parking for two/three vehicles. Internal viewing is highly recommended. EPC rating C.

- Semi-Rural Location
- Four Bedroom Detached
- Downstairs Cloakroom
- Kitchen With Built In Oven & Hob
- Four Good Size Bedrooms
- Principle Bedroom With Ensuite Occupying The Entire Second Floor
- Well Maintained Gardens
- Carport & Parking For Up To Three Vehicles
- Viewing Recommended
- EPC Rating C





#### **Entrance Hall**

Entered via composite door with obscure double glazed panel. Stairs rising to first floor. Doors to cloakroom, lounge/diner and kitchen. Built-in storage cupboard. Under stairs storage recess. Radiator. Ceramic tiled flooring.

#### **Downstairs Cloakroom**

White two piece suite comprising of a wash hand basin with vanity unit under and tiles to splashback areas, and a low-level WC. Radiator. Ceramic tiled flooring. Ceiling mounted extractor fan.

#### **Lounge/Diner**

UPVC double glazed window and UPVC double glazed double doors onto rear garden. Feature stone effect fireplace with inset electric fire. Two radiators. TV and telephone points.

#### **Kitchen/Breakfast Room**

UPVC double glazed window to front aspect. Fitted kitchen comprising of a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with stainless steel extractor hood over. Plumbing for dishwasher. Integrated space for a washing machine and a fridge/freezer. Tiled to splashback areas. Cupboard housing wall mounted boiler. Ceramic tiled flooring.

#### **First Floor Landing**

Doors to bedrooms two, three, four, family bathroom and snug area/inner landing. Door to airing cupboard. Door to built in storage cupboard.

#### **Bedroom Two**

UPVC double glazed window to front elevation. Radiator.

#### **Bedroom Three**

UPVC double glazed window to rear elevation. Radiator.

#### **Bedroom Four**

UPVC double glazed window to rear elevation. Radiator.

#### **Family Bathroom**

White three-piece suite comprising of a panelled bath with shower tap over, pedestal mounted wash hand basin and a low-level WC. Radiator. Tiled to splashback areas. Tiled flooring. Ceiling mounted extractor fan.

#### **Inner Landing/Snug**

UPVC double glazed window to front elevation. Radiator. Stairs rising to second floor principal bedroom.

#### **Principle Bedroom**

Attractive principal bedroom occupying the entire second floor along with the ensuite. Dual aspect with UPVC double glazed window to front elevation and a Velux double glazed window to rear elevation. Radiator. Part vaulted ceiling. Door ensuite.

#### **Ensuite**

Velux double glazed window to rear elevation. White three-piece suite comprising of a fully tiled shower cubicle, pedestal mounted wash hand basin with tiles to splashback areas and a low-level WC. Radiator. Tiled flooring. Ceiling mounted extractor fan.

#### **Exterior**

Front- Mainly laid to stone with pathway leading to front door.

Rear Garden- Comprises of a paved patio area. Remainder is mainly laid to lawn. Timber shed to remain. Outside tap. Gated side access leading to parking. Fully enclosed by timber fencing.

Carport & Parking-Carport and driveway situated to the side of the property offering parking for up to three vehicles.

#### **Note To Purchasers**

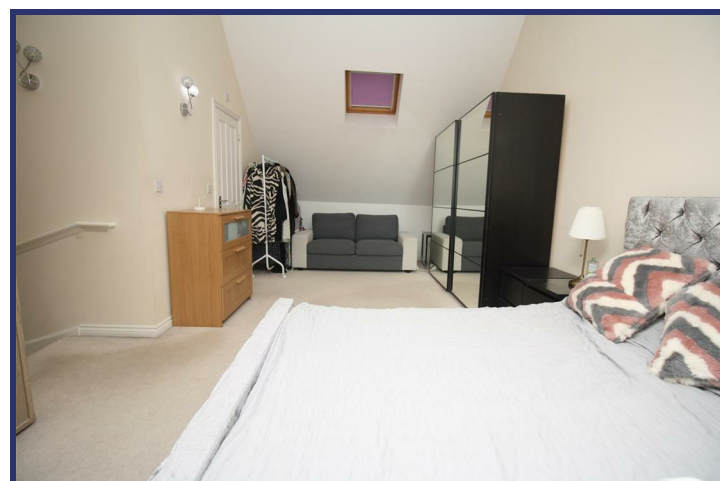
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

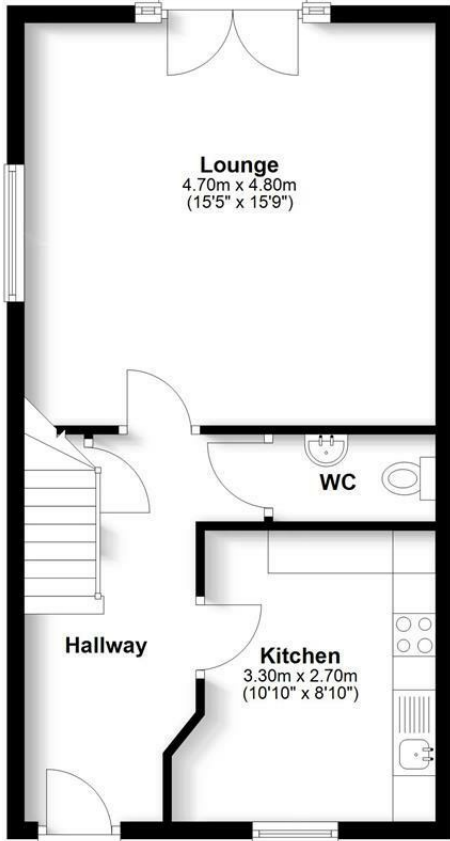






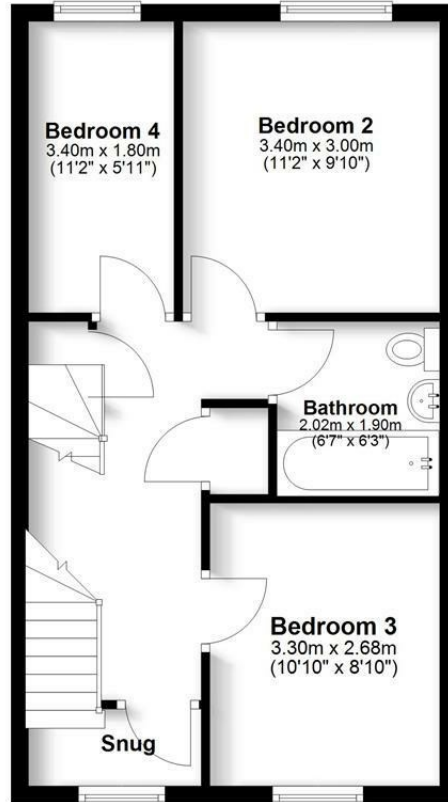
### Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



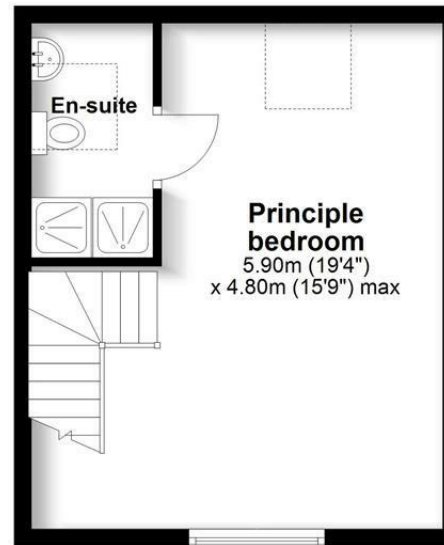
### First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)

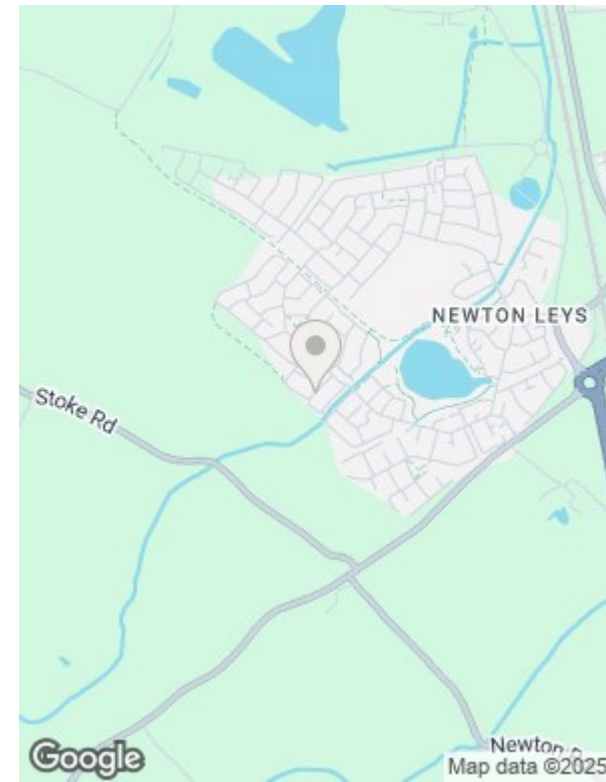


### Second Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 116.2 sq. metres (1250.7 sq. feet)



### 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	80	84
(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	

