



Duke Street, Aspley Guise, MK17 8EF

Offers Over £475,000 Freehold



This charming Victorian semi detached house is nestled in the highly desirable village of Aspley Guise, showcasing character and timeless appeal. The property is beautifully presented throughout, with stand out features including bespoke timber windows that add to its traditional charm, an interesting open fireplace. This home seamlessly blends classic character with modern comforts, making it an ideal choice for those seeking a unique and welcoming residence.



Duke Street

Aspley Guise, MK17 8EF



Aspley Guise is a village which sits just on the outskirts of Woburn Sands with open countryside on your doorstep. There is a village hall, school, local pub and golf course all nearby, as well as access to Woburn Sands with various pubs, restaurants, shops and boutiques. While a village location you are only a short drive into Central Milton Keynes and road access to the M1 and A421.



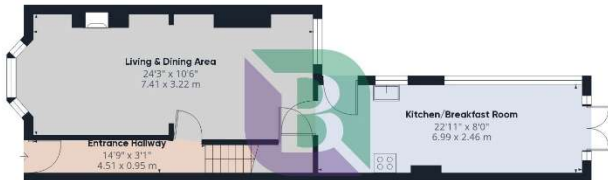

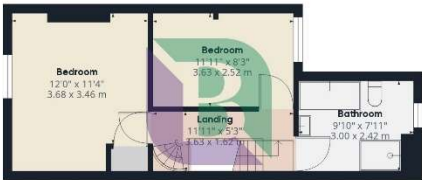

The hallway welcomes you into this period home with its characterful quarry tiled floor and elegant picture rail, setting a classic tone. Stairs rise to the first floor, and a door opens into the spacious open plan lounge and dining room, offering flexibility and charm.

The lounge area features a large bay window to the front, while a window at the rear allows for an abundance of natural light. An open fireplace, complete with a wooden surround, mantel, and tiled hearth, brings warmth and a cosy ambiance. Picture rails adorn the walls, adding to the period character, and the dining area boasts a tiled floor. A door leads seamlessly through to the kitchen, enhancing the flow of the living space.

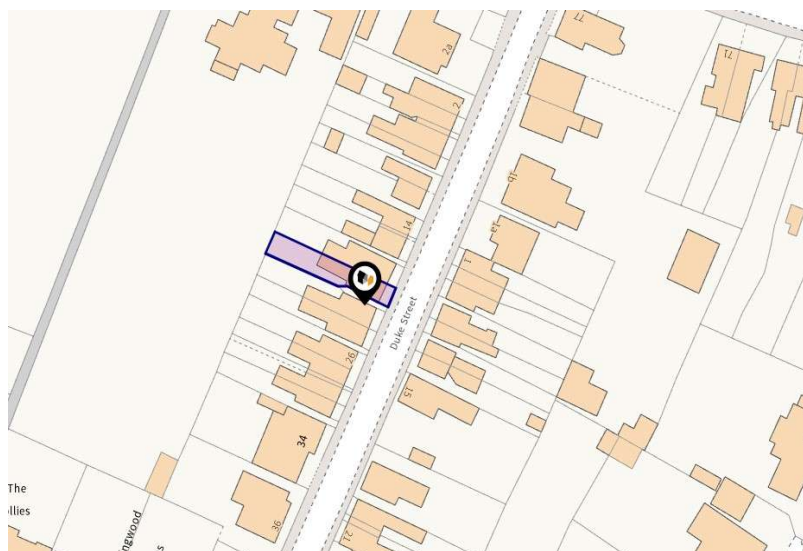
The kitchen is fitted with a stylish range of units, beautifully finished with Quartz work surfaces incorporating a sink unit. Complementary tiled splashbacks complete the look. The breakfast area boasts a vaulted ceiling with a Velux-style window, along with double doors that open out to the delightful rear garden, seamlessly blending indoor and outdoor living.

From the first-floor landing, a wooden spiral staircase leads up to the loft room/third bedroom, featuring a vaulted ceiling, Velux-style windows, exposed wooden floorboards, and storage space. Doors from the landing provide access to two bedrooms, one of which also boasts exposed wooden floorboards. The family bathroom is well appointed with a bath and a separate shower cubicle.

The westerly facing rear garden is landscaped and is a delightful haven for those summer days and evenings. From the block paved patio area which also runs to the side of the property, steps lead up to the lawn which is bordered with planting beds.

		<div></div> <div><p>Approximate total area⁽¹⁾</p><p>1076.27 ft² 99.99 m²</p><p>Reduced headroom</p><p>70.62 ft² 6.56 m²</p><p>(1) Excluding balconies and terraces</p><p>Reduced headroom</p><p>..... Below 5 ft/1.5 m</p><p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p><p>Calculations are based on RICS IPMS 3C standard.</p><p>GIRAFFE360</p></div>	
<p>Ground Floor</p>			
			
<p>Floor 1</p>			
			
<p>Floor 2</p>			





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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