



Summerlin Drive, Woburn Sands, MK17 8GP

Price £585,000 Freehold



Positioned at the end of a peaceful cul-de-sac, this delightful four bedroom detached home with neutral decor throughout, offers an ideal setting for family living. Boasting two spacious reception room, bathroom and two en-suites, and a integral garage that has been partially converted to create a versatile space, perfect for storage, study or laundry room.



Summerlin Drive

Woburn Sands, MK17 8GP



Situated just off the Station Road in Woburn Sands, with a lake and green areas in close proximity as well as local schools. The main hub of Woburn Sands is also close by with its high street where you will find a variety of shops, boutiques, pubs and great eateries. The town has the stunning backdrop of Aspley Woods. Neighbouring villages are Aspley Guise and Woburn. Woburn Sands also has a railway station with lines to Bedford and Bletchley.

Milton Keynes, approximately a 10- 15-minute drive offers a greater choice of facilities including its renowned shopping centre, theatre, cinemas, leisure facilities & so much more. Milton Keynes mainline Central Station has a fast service to London Euston in less than 45 minutes. There is also a regular bus service from the High Street. Good road links access the A5, M1 and A421 Bedford Bypass or a short drive is Woburn with its historic abbey, safari park and world-renowned Woburn Golf course.



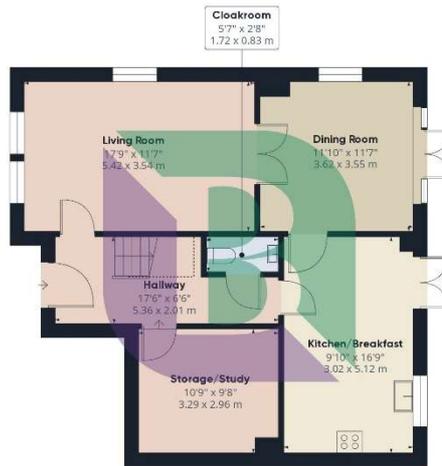
From the entrance hallway, stairs rise to the first floor, while glazed doors lead to the living room and kitchen/breakfast room. Two additional doors provide access to the versatile storage/study area and the conveniently located downstairs cloakroom.

The living room is a bright and inviting space, featuring dual aspect windows fitted with shutters, filling the room with natural light. Double doors flow seamlessly into the dining room, where a side window and double doors open onto the rear garden a further glazed door accesses the kitchen/breakfast area.

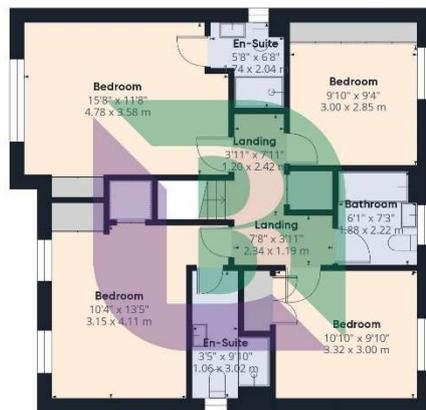
The kitchen/breakfast room is a stylish space, featuring modern gloss units and drawers enhanced by under unit and plinth ambient lighting. Double doors and a window provide views and access to the rear garden. Complementary work surfaces incorporate a one-and-a-half bowl single drainer sink unit and a five-ring gas hob with a chimney-style extractor overhead. Integrated appliances include a double oven, fridge freezer, washing machine, and dishwasher. The space is beautifully finished with inset ceiling lights and Karndean-style flooring.

From the first-floor landing, doors lead to the airing cupboard, family bathroom, and four generously sized bedrooms, all benefiting from built-in wardrobes. The primary and second bedrooms are further enhanced with window shutters and private en-suite shower rooms. The family bathroom is fitted with a white suite, including a bath with a shower over, a heated towel rail, and tiled walls to water-sensitive areas.

Externally to the front is off road parking for two/three vehicles, a path leading to the front door and side gated access, slated area. The rear garden is enclosed with a patio area and the remainder mainly laid to lawn.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1494.25 ft²
 138.82 m²

Reduced headroom
 14.57 ft²
 1.35 m²

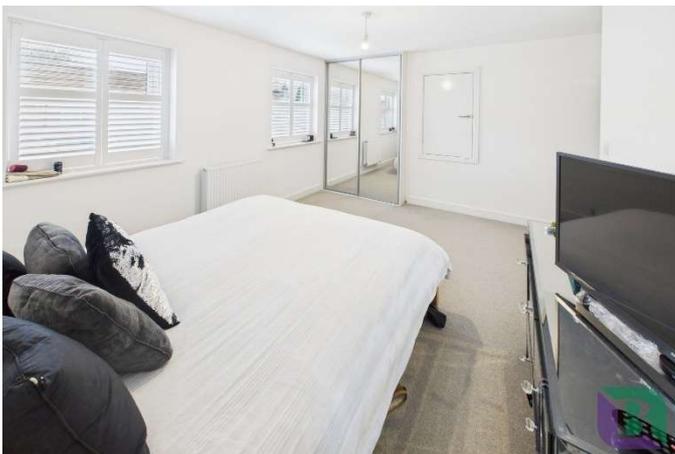
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B		83	90
(69-80) C			
(56-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

