

Marcellus Way, Milton Keynes, MK11 4AD

CARTERS residential

3 Marcellus Way
Fairfields
Milton Keynes
MK11 4AD



Guide Price £795,000

A large 5 bedroom detached house with double garage and accommodation exceeding 2,200 ft.²

The property, built by David Wilson Homes, is located on the popular Fairfields development with extensive accommodation set over three floors comprising an entrance hall, cloakroom, 3 reception rooms to include a living room, dining room and study plus a large kitchen/ dining room/ family room, and utility room. The 5 double bedrooms and 4 four piece bathroom suites are set over the first and second floor, and they include a large principal bedroom with dressing room and bathroom -this is a perfect house for those looking for a property with large bedrooms throughout.

Outside the property has front and rear gardens, and parking, and a large double garage. It is located fronting a small area of green making for a pleasant outlook. Early viewing is recommended to appreciate all that this property has to offer.

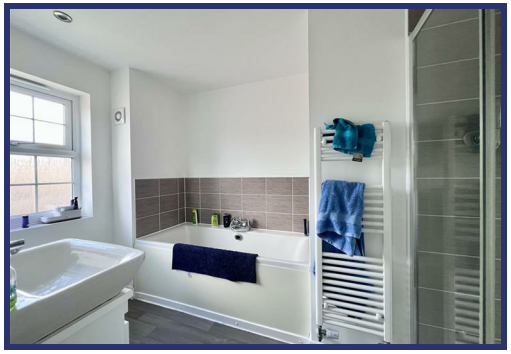
- Large Detached House (Over 2,200ft.²)
- 5 Double Bedrooms
- Principal Suite with Bathroom & Dressing room
- 3 Bathrooms - Each with Shower
- 3 Reception Room
- Large Kitchen/ Dining Room
- Utility & Cloakrooms
- Large Double Garage
- Parking for Several Cars
- Lovely Location - Fronting Green















Ground Floor
A spacious, centrally located entrance hall has stairs to the first floor and doors to all rooms.

The cloakroom has a suite comprising WC and wash basin.

The living room located to the front, has two windows, a recess for media and equipment, and a door leads to the separate dining room.

The cloakroom has a suite comprising WC and wash basin.

A separate dining room has French doors with glazed side panels, opening to the rear garden, and a door to the kitchen/dining room

The kitchen/dining room is the heart of this home - a large space with an extensive range of units to floor and wall levels with worktops, a 1 1/2 bowl sink unit, and a range of appliances to include a wide 6 ring gas hob with extractor hood, double oven, fridge/freezer and dishwasher. Window to the rear. Plenty of space for a dining table, sofas and chairs. French doors open to the rear garden. A utility room has worktops, sink, and space for a washing machine and tumble dryer. Gas central heating boiler. Door to the side.

A study located to the front has a window overlooking an area of parkland.

First Floor
Stairs rise to the second floor, window to the front, airing cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom with two windows to the front and a further window to the side. The dressing area has three fitted double wardrobes and a window to the rear. Door to the en-suite bath/shower room. The en-suite has a four piece suite comprising WC, wash basin with vanity unit, double ended bath and a separate double size shower cubicle. Window to the rear.

Bedroom 2 is a double bedroom with two windows to the rear.

Bedroom 3 is a double bedroom with two windows to the front.

The family bath/shower room has a four piece suite comprising WC, wash basin, double ended bath and a double sized shower cubicle. Window to the rear.

Second Floor
The landing has a skylight window to the front, access to the loft, storage cupboard and doors to all rooms

Bedroom 4 is a large double bedroom with a vaulted ceiling, Dormer window to the front and four skylights to the rear. Door to the Jack and Jill en-suite bath/shower room.

Bedroom 5 is a large double bedroom with a Dormer window to the front and four skylights to the rear.

Jack and Jill bathroom has a four piece suite comprising WC, wash basin, double ended bath and shower cubicle. Skylight window to the rear. Access is from both bedroom 4 and landing.

Gardens
The front of the property has a small garden which is planted, and a block paved driveway offering off-road parking which leads to the double garage. gated access to the rear garden. The property Francis a small green and hedgerow making for an attractive outlook.

The rear garden has a paved patio and laid to lawn. Enclosed by fencing.

Garage
A large double width garage with two up and over doors, a rear pedestrian door, and a pitched tiled roof with loft storage.

Cost/ Charges/ Property Information
Tenure: Freehold /Leasehold/ To be Confirmed
Length of Lease: x Years from y date
Annual Ground Rent £ . Ground Rent review period: (year/month)
Annual Service Charge: (to be confirmed). Service charge review period (year/month)
Local Authority: Milton Keynes Council West Northants Council
Council Tax Band: £ payable for the year 2026/27

Note for 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 under take 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.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.













CARTERS residential

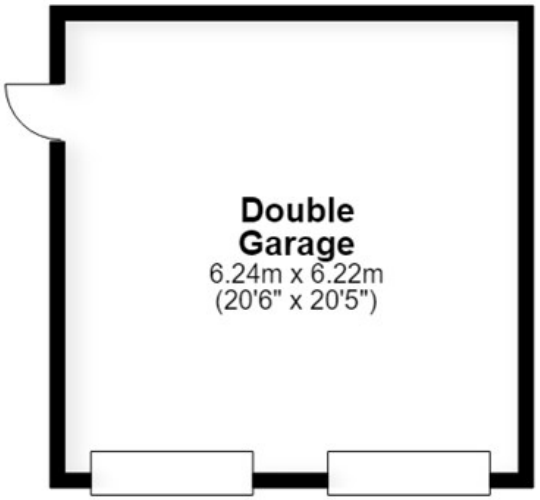



VEVOR
Budweiser

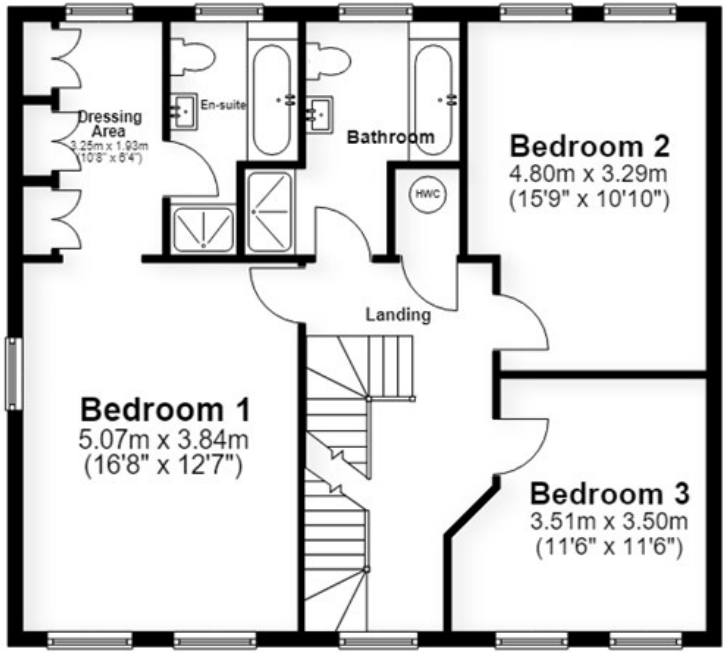




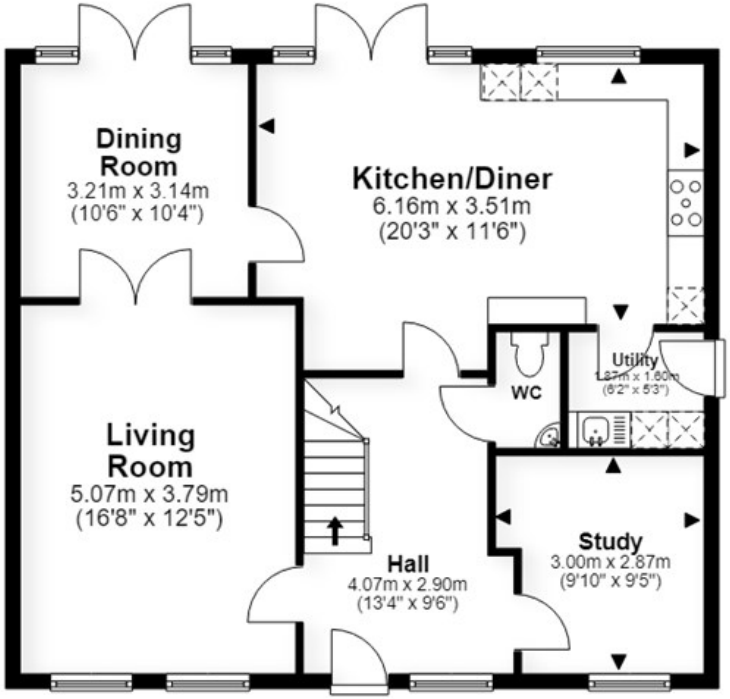
Double Garage



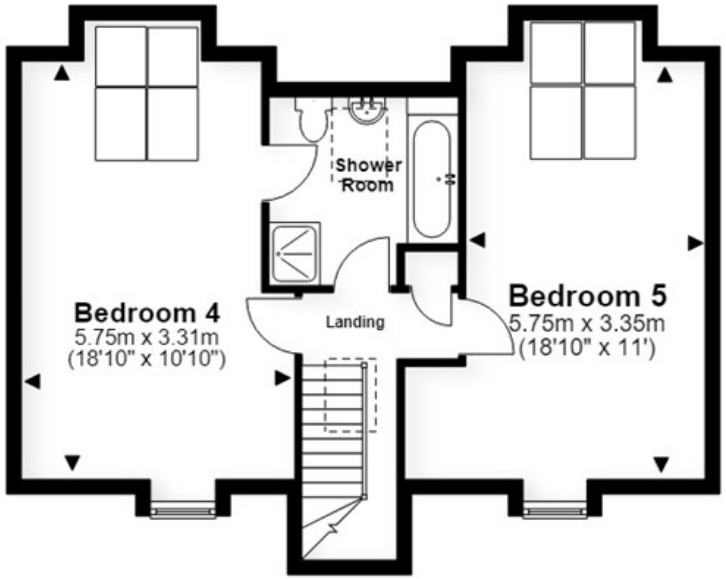
First Floor



Ground Floor



Second Floor





Viewing Arrangements

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

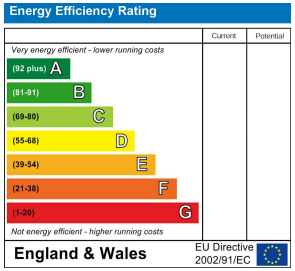
01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

OnTheMarket.com rightmove.co.uk The UK's number one property website The Property Ombudsman FINE & COUNTRY



CARTERS residential