





**£425,000**

Positioned in a cul-de-sac location on the Scotts estate in West Bletchley is this four-bedroom detached family home. The property is offered to the market with no upper chain and comprises a sitting room, dining area, kitchen and downstairs cloakroom. The first floor offers four bedrooms and a family bathroom. Externally the property benefits from a low maintenance rear garden, a garage and driveway.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Double glazed windows to front and side aspects. Radiator, stairs rising to first floor, double doors to lounge.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, part tiled walls, wash hand basin in vanity unit.

## **LOUNGE/DINER**

Double glazed window to front aspect, double glazed sliding patio doors to rear. Two radiators, feature fireplace.

## **KITCHEN**

Double glazed window to rear aspect, double glazed door to side. Fitted with a range of wall-mounted and base units, space for: washing machine, dishwasher, fridge freezer, and range cooker; part tiled walls, door to cloakroom.

## **LANDING**

Double glazed window to side aspect. Doors to bedrooms and bathroom, radiator, loft access, storage cupboard.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator, built-in storage.

## **BATHROOM**

Double glazed frosted window to side aspect. Radiator, low level WC, wash hand basin in vanity unit, bath with power shower over, storage cupboard, tiled walls.

## **OUTSIDE**

### **GARAGE**

Garage with up and over door, power and lights.

### **FRONT GARDEN**

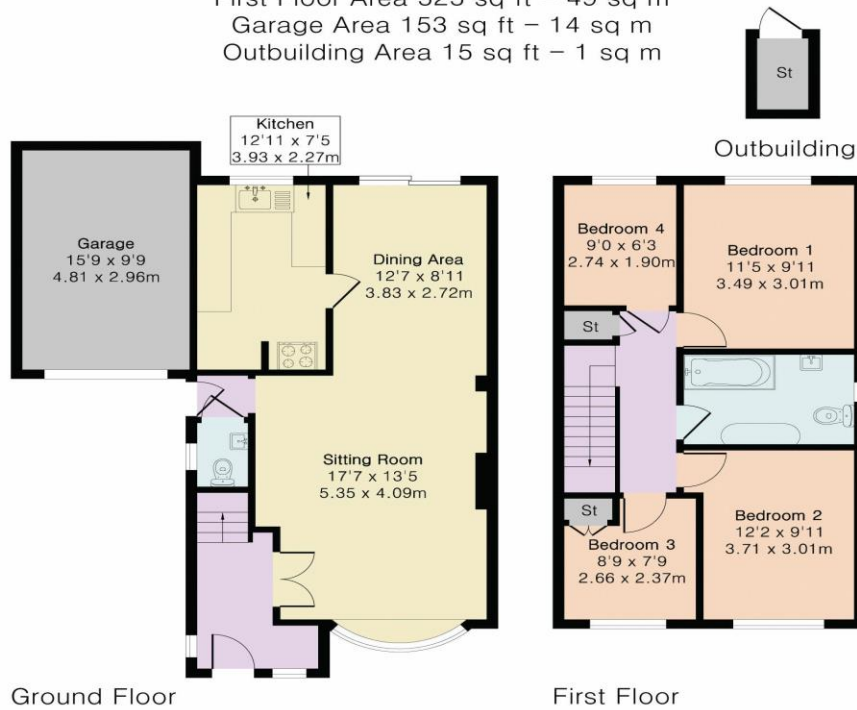
Block paved providing off-road parking for two cars, brick wall, gravel area, shrub borders.

### **REAR GARDEN**

Mainly laid to patio with pond, flower borders, brick wall to rear, awning to remain, two side gated access, enclosed by wooden fence panelling.

**Approximate Gross Internal Area 1084 sq ft - 101 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 559 sq ft – 52 sq m  
 First Floor Area 525 sq ft – 49 sq m  
 Garage Area 153 sq ft – 14 sq m  
 Outbuilding Area 15 sq sq ft – 1 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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