



11 Fife Court
Milton Keynes, MK4 3HB



William Coulson
Partnered With
Simpsons
Property Experts

"Family Favourite"

Situated in an established residential location within walking distance of local amenities, this impressive four-bedroom semi-detached property boasts a rear extension and off-road parking.

Conveniently located within walking distance of Tattenhoe Sport Pavilion and local primary and secondary schools, the property also benefits from excellent transport links, with both Milton Keynes and Bletchley train stations nearby. Direct services to London Euston offer journey times of under 35 minutes.

Entrance is through a composite front door into the welcoming entrance hall, featuring attractive flooring, stairs rising to the first-floor landing and access to the guest WC, which comprises a white two-piece suite.

The extended kitchen/dining/family room features attractive flooring, a range of eye and base-level fitted units with square-edged work surfaces and an undermounted stainless-steel sink. Integrated appliances include an electric oven, microwave oven, electric hob and fridge/freezer. The understairs storage has been cleverly utilised to create a useful utility area, with space and plumbing for a washing machine.

The spacious living room features a bespoke fitted media wall and a feature electric fireplace, creating an attractive focal point.

Two well-proportioned double bedrooms are located on the first floor, both benefiting from fitted wardrobe space.

The family bathroom features ceramic tiled flooring and walls, complemented by a white three-piece suite comprising a low-level WC, wash hand basin and L-shaped bath with a fitted shower over.

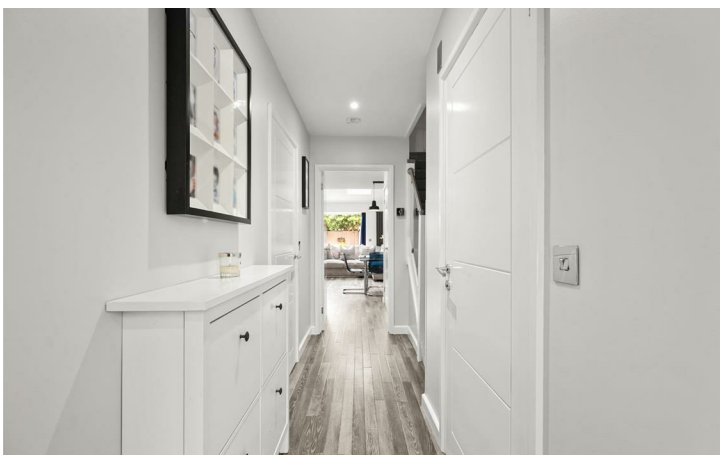
The main bedroom is situated on the top floor and is an excellent size, featuring a front-aspect window and a Velux window to the rear. The wet room en-suite comprises a low-level WC, wash hand basin and fitted shower.

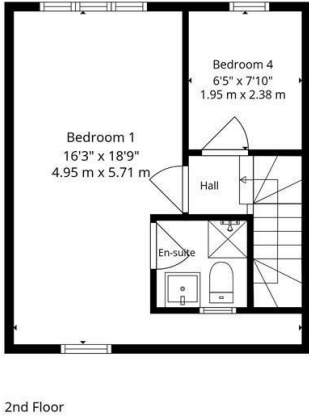
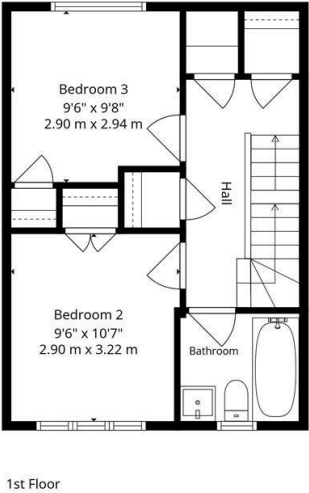
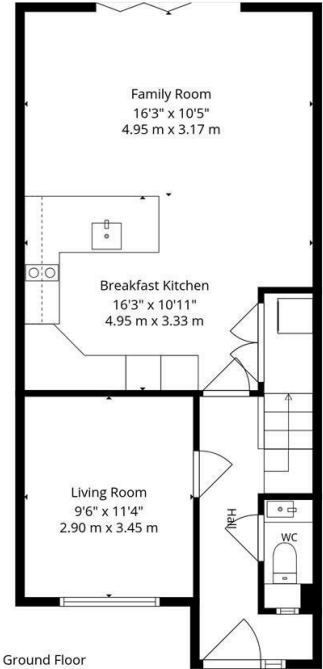
Bedroom four is also positioned on the top floor and benefits from a rear-aspect window.

The low-maintenance rear garden is a good size and benefits from a large patio area.



Offers over £400,000





Total: 1180 sq. Ft, 110 m²
Ground Floor: 558 sq. Ft, 52 M², 1st Floor: 375 sq. Ft, 35 M², 2nd Floor: 247 sq. Ft, 23 m²
Excluded Areas: Bedroom 1: 48 sq. Ft, 4 M², Low Ceiling: 10 sq. Ft, 1 M², Walls: 89 sq. Ft, 7 m²

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	





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