





**Offers in Excess of  
£400,000**

Set within a quiet cul-de-sac in the sought-after Racecourses development, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, making it an ideal choice for modern family living. The property features three well-proportioned bedrooms,, alongside a family bathroom and convenient downstairs cloakroom. There is a separate reception room, providing a comfortable space to relax or entertain, while the bright conservatory offers an additional living area overlooking the garden. Externally, the property benefits from both front and rear gardens, off-street parking. Ideally positioned within a peaceful residential setting, this attractive home combines practical living accommodation with excellent outdoor space. An appealing family home offering a comfortable layout, useful amenities and a desirable cul-de-sac location within the popular Racecourses development.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Radiator, access to the old kitchen, storage cupboard, living room, downstairs cloakroom and new kitchen/study area.

## CLOAKROOM

Frosted single glazed window to front aspect. Wash hand basin with storage below, low level w.c., radiator.

## LIVING ROOM

Radiator, doors to consevatory.

## OLD KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, part tiled walls and tiled floor, space for washing machine and tumble dryer, integrated dishwasher.

## NEW KITCHEN/STUDY AREA

Double glazed double doors to garden, double glazed windows to front and rear aspects. Fitted with a range of wall mounted and floor standing units with work surface over, integrated oven and gas hob with extractor fan over, porcelain sink with mixer tap, space for dishwasher and fridge/freezer, tiled floor, carpeted to study area.

## CONSERVATORY

Double glazed unit on a brick base, double doors to side aspect. Radiator.

## LANDING

Doors to storage cupboard, bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Two frosted double glazed windows to front aspect. Wash hand basin with storage below, bath, shower cubicle, low level w.c., tiled walls and floor, heated towel rail.

## OUTSIDE

### FRONT GARDEN

Parking area, lawn, side access to garden.

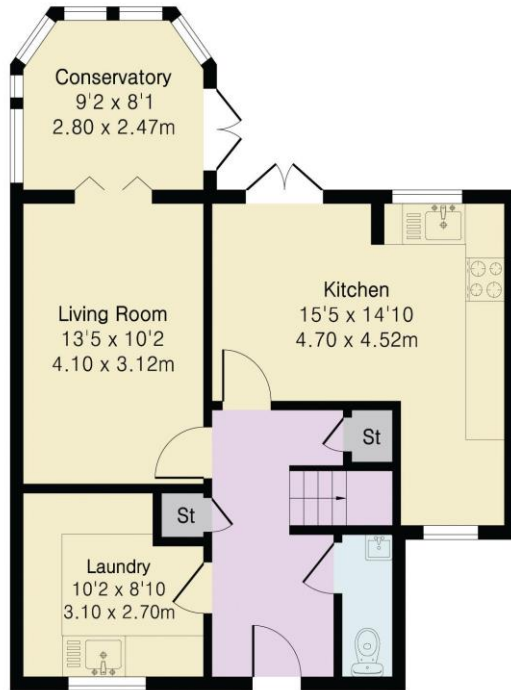
### REAR GARDEN

Laid to lawn with patio area, platform area, shed and playhouse, tree, outside tap, enclosed by wooden fencing.

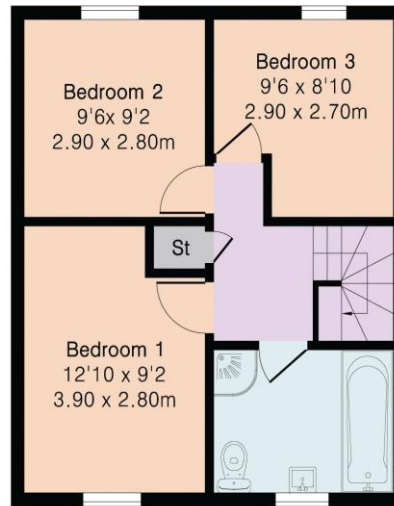
## Approximate Gross Internal Area 1014 sq ft - 94 sq m

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 425 sq ft – 39 sq m



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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