

Astlethorpe, Milton Keynes, MK8 8EL

CARTERS residential

25 Astlethorpe
Two Mile Ash
Milton Keynes
MK8 8EL

£525,000

This four-bedroom detached property is available for sale with no onward chain and offers spacious and versatile family accommodation arranged over two floors. The ground floor provides a dual-aspect living room, generous kitchen/diner with integrated appliances, separate utility room, cloakroom and a useful study formed from part of the original garage conversion.

To the first floor are four bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Outside, the property benefits from a fully enclosed rear garden, double-width block-paved driveway and a double garage with electric roller-shutter doors. The combination of well-proportioned living space, four bedrooms and useful additional accommodation makes this a practical family home.

- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM WITH WOOD BURNER
- KITCHEN/DINer
- UTILTY ROOM
- STUDY (PART CONVERTED GARAGE)
- EN-SUITE TO PRINCIPAL BEDROOM
- GAS TO RADIATOR CENTRAL HEATING
- RECENTLY DECORATED & BRAND NEW CARPETS TO TWO BEDROOMS
- NO UPPER CHAIN

















Lead In
The property is welcomed by a bright and practical entrance hall, accessed via a uPVC double-glazed front door. The staircase rises to the first-floor landing, with useful understairs storage and a fitted coats cupboard. Doors lead to the living room, kitchen/dining room, utility room and ground-floor cloakroom.

Cloakroom
The cloakroom is fitted with a wash hand basin and low-level WC, complemented by an obscure double-glazed side window.

Living Room
A spacious dual-aspect lounge enjoys plenty of natural light from a front-facing window and double-glazed sliding patio doors opening directly onto the rear garden. A fireplace houses a wood-burning stove, creating a focal point, while a fitted dresser provides useful additional storage.

Kitchen/Diner
The impressive dual-aspect kitchen/diner provides an excellent space for both everyday family life and entertaining, with double-glazed French doors opening onto the rear garden and a further window to the front.
The kitchen is fitted with a Belfast sink and mixer tap, Stoves range cooker with seven-ring gas hob and extractor hood, dishwasher and fridge/freezer. A breakfast bar incorporates additional cupboard and drawer storage.
A door leads through to the study, which forms part of the original garage conversion. The study benefits from a rear-facing window overlooking the garden and provides an ideal home-working or additional reception space.

Utility Room
Positioned to the rear of the property, the utility room features a circular stainless-steel sink unit with a range of base and wall-mounted cupboards, together with plumbing for a washing machine and space for a further appliance.

First Floor Landing
The first-floor landing provides access to all four bedrooms and the family bathroom, as well as a useful linen cupboard. A pull-down ladder provides access to the loft, which is part-boarded and houses the gas combination boiler and has a light.

Principal Bedroom
The principal bedroom is positioned to the front of the property and benefits from fitted wardrobes and a chest of drawers. The en-suite shower room comprises a wash hand basin with vanity storage, low-level WC and shower cubicle, together with an obscure double-glazed window and heated towel rail.

Bedroom Two
Bedroom two is another well-proportioned front-facing bedroom, featuring fitted wardrobes and a double-glazed window.

Bedrooms Three & Four
Bedrooms three and four are both positioned to the rear of the property and enjoy views over the garden through double-glazed windows. Bedroom three further benefits from fitted wardrobes.

Family Bathroom
The family bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC. An obscure double-glazed rear window provides natural light, while a heated towel rail completes the room.

Lead Out
To the front is a double-width block-paved driveway providing access to the double garage. A block-paved pathway leads to the front door, with side access to the rear garden.
The rear garden is mainly laid to lawn and enclosed by timber fencing and a retaining brick wall. There is a paved seating area, flower and shrub borders and a timber shed.

The double garage has two electric roller-shutter doors. The right-hand side has been partially converted, leaving storage space to the front. The remaining garage has power and lighting, exposed eaves storage and a personal door providing access to the rear garden.

Cost/ Charges/ Property Information
Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band E.

Location - Two Mile Ash
Two Mile Ash has a local centre with a supermarket, Post Office and a fish and chip shop. It has two highly rated schools (Two Mile Ash Middle School and Ashbrook First School) and two pre-schools (Two Mile Ash Pre-school and Helping Hands). Close by is Abbey Hill Golf Course and the Mercure Hotel and Conference Centre. CMK railway station with trains to London Euston and the North is approximately three miles away, with the fastest trains to Euston taking just 30 minutes. CMK shopping centre is a reasonable walk or short bus/car journey away.

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.













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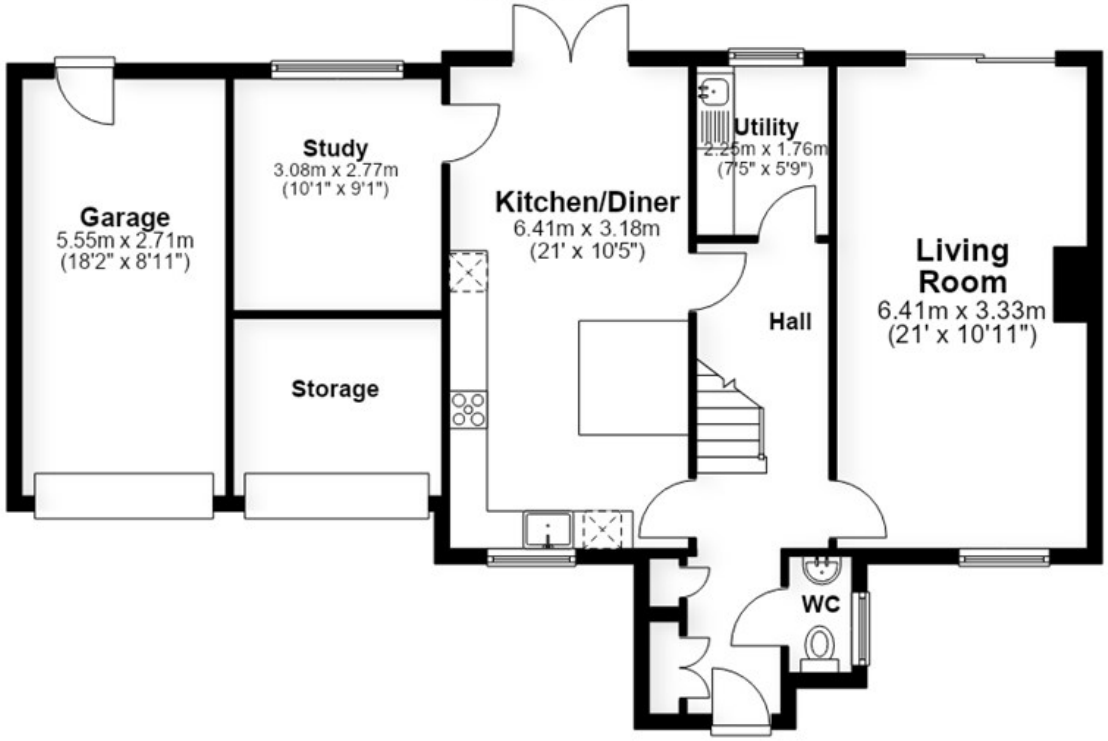






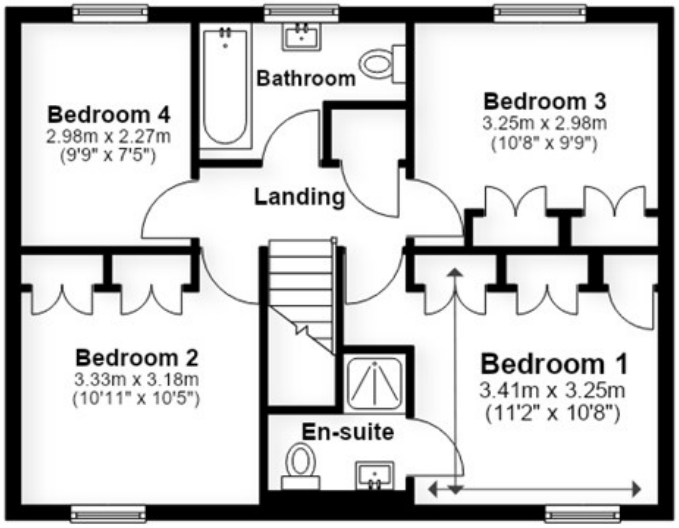
Ground Floor

Approx. 68.6 sq. metres (738.3 sq. feet)
(excluding Garage, Storage)

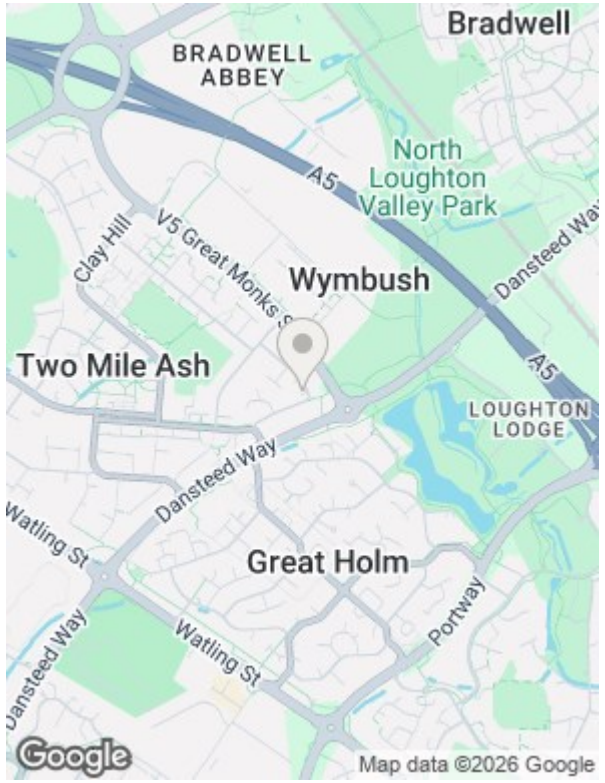


First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 122.9 sq. metres (1323.1 sq. feet)



Viewing Arrangements

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

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