



Butter Row, Milton Keynes, MK12 5GB



11 Butter Row  
Wolverton  
Milton Keynes  
MK12 5GB

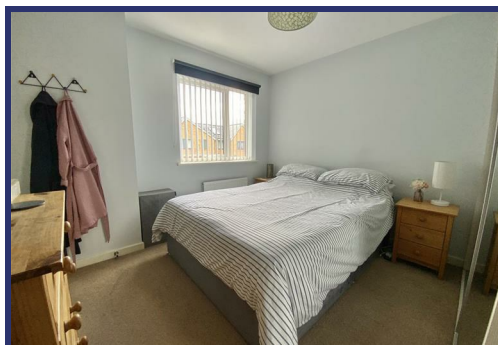
£365,000

**A well presented 3 bedroom semi detached house on this popular development with a garage, carport and attractive views over playing fields to the rear.**

The property has accommodation set on two floors comprising a hall, cloakroom, lounge and fitted kitchen/dining room. On the first floor there are 3 bedrooms - the master bedroom with an en-suite shower room, and a family bathroom. Outside the property has a driveway providing off-road parking for 2 cars with a carport and a single garage. The rear garden has been attractively landscaped.

Stratford Park is conveniently located on the edge of Wolverton, just a short walk to the swimming pool/leisure complex, local grocery store, and a comfortable walk to extensive shopping facilities and the mainline railway station in Wolverton and the town centre of Stony Stratford, both of which have an array of independent shops, cafés, pubs and restaurants, and large supermarkets in Wolverton..

- Semi Detached House
- 3 Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Separate Living Room
- Fitted Kitchen/ Dining Room.
- Bathroom 1 with En-suite Shower Room
- Garage, Driveway, and Carport
- Short Walk to Shop & Leisure Complex (With Pool)
- Comfortable Walk to Wolverton Railway Station & Extensive Shops





### Ground Floor

The front door opens to an entrance hall with stairs to the first floor and doors to the cloakroom and living room.

A cloakroom has a suite comprising WC and wash basin, window to the front.

The living room has a bay window to the front and a door to the kitchen/dining room.

The kitchen/dining room has a kitchen area with a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated gas hob, extractor hood, electric oven, and dishwasher and space for a washing machine and side-by-side fridge/freezer. The dining area has plenty of space for a table, French doors to the rear, window to the side and under stairs cupboard.

### First Floor

The landing has a window to the side, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in cupboard, a range of fitted wardrobes with sliding doors and an ensuite shower room with a suite comprising WC, wash basin and a double sized shower cubicle. Window to the front.

Bedroom 2 is a double bedroom located to the rear with lovely views over the rear garden and sports field beyond.

Bedroom 3 is a single bedroom to the rear with views over the rear garden and sports field beyond.

A bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over.

### Outside

Small front garden and a driveway to the side providing off-road parking for two cars, one under a carport, plus the garage.

The rear garden is laid with patios, pathways, lawn and stocked beds. It extends behind the garage. Enclosed by fencing, back onto the school sports field.

### Garage & Parking

Single garage with pitched slate tiled roof, loft storage and up and over. Tarmac driveway for two cars, with one under a carport.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council.

Council Tax Band: C

### Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops. Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

### 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 undertake 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.

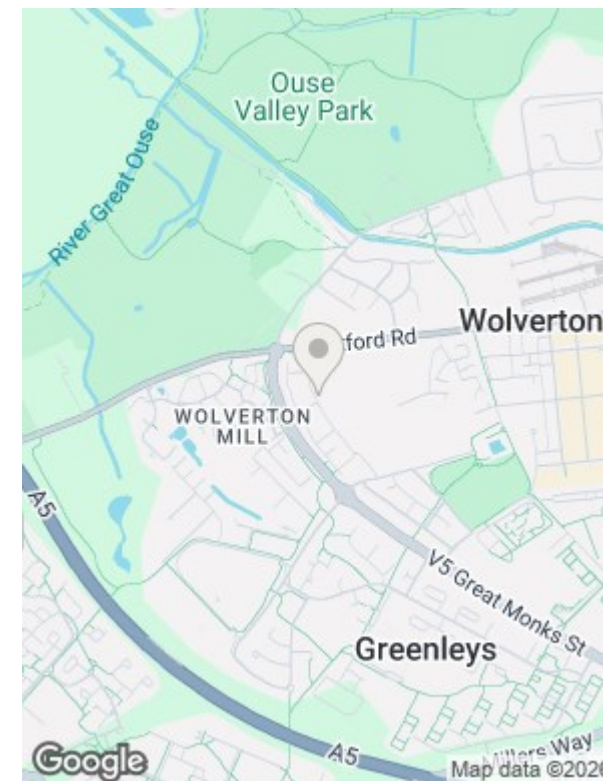
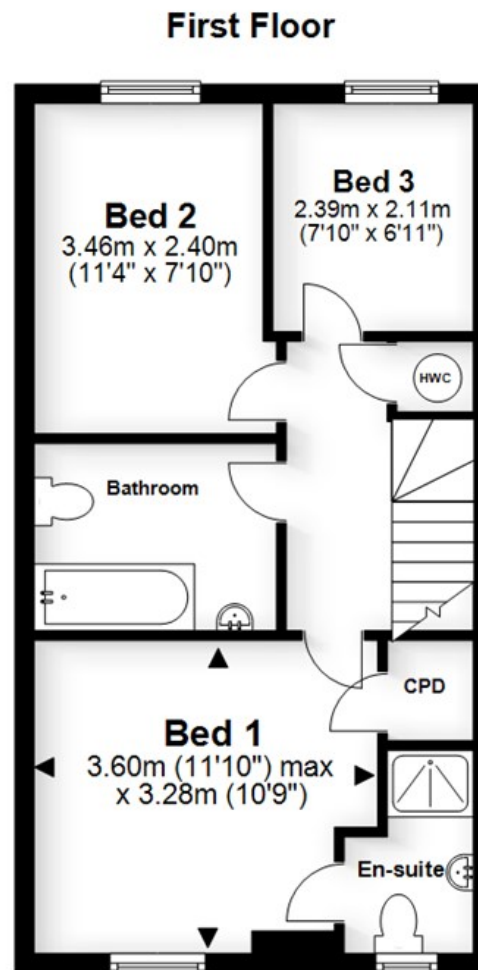
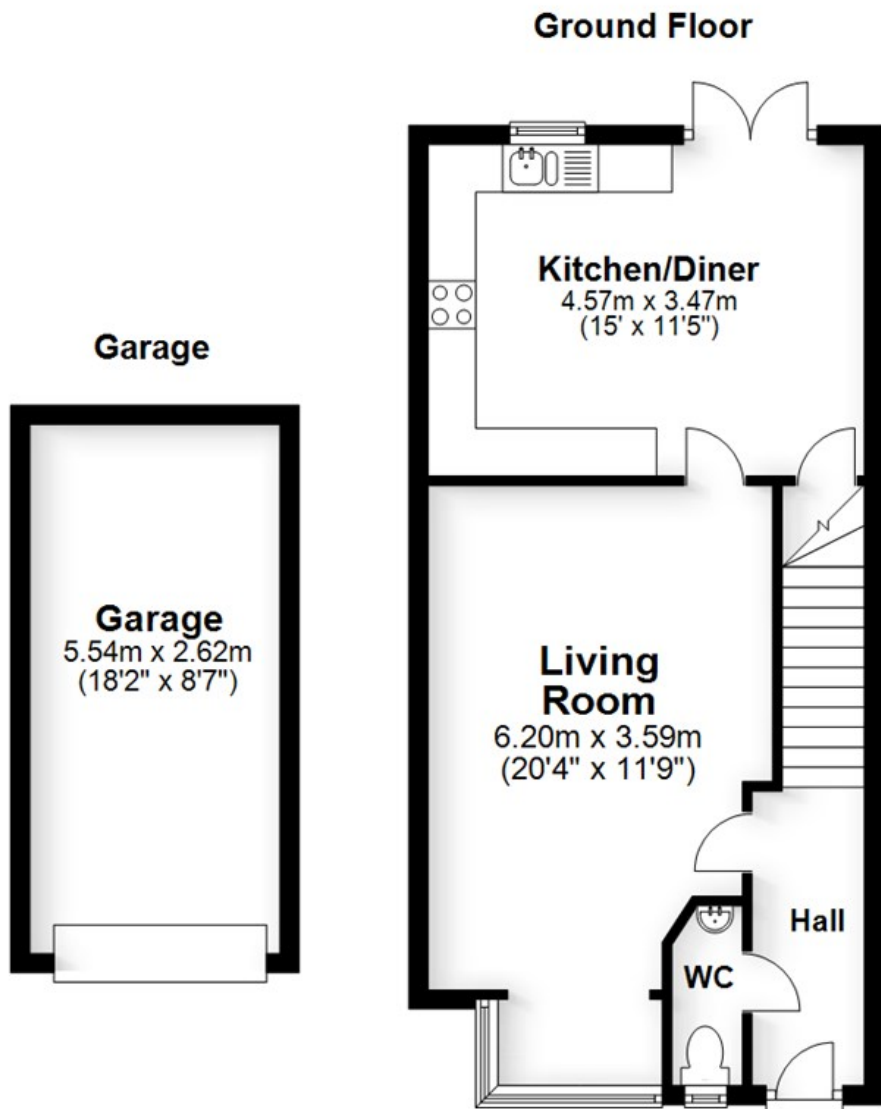
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee - typically between £0 and £200

### 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.







**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.