



## 3 Cherleton, Milton Keynes, MK8 8LL

### £450,000

This beautifully presented extended family home combines modern elegance with functional living spaces. Upon entering there's a welcoming entrance hallway with bespoke fittings, there you are drawn into a bright and airy open-plan kitchen and lounge dining room, perfect for both relaxation and entertaining. The stylishly refitted kitchen features contemporary cabinetry and high-quality appliances, making it a parents and chef's delight. A convenient downstairs utility cloakroom adds practicality and functionality for family and guests.

Venturing upstairs, you will find three well-appointed bedrooms, including a spacious principle suite that boasts a luxurious dressing room and a stunning en-suite shower-room, offering a private retreat. The family bathroom is equally impressive, designed with modern fixtures and finishes to cater to the needs of a busy household. This home is an ideal haven for families seeking comfort, style, and convenience.

Outside there is an attractive enclosed rear garden with a Hot tub and a dedicated outside office perfect for remote work or creative pursuits. The office is an inviting space designed with functionality in mind, complete with an air conditioning unit, wall mounted heaters and hard-wired internet.

Location – Two Mile Ash

## ENTRANCE HALL

Entrance through high quality contemporary front door with finger print access. Stairs to first floor. Feature radiator. Store cupboard. Concealed storage units. Skimmed ceiling with inset lighting. Soft close bespoke under stairs storage units. Door to utility room and opening to refitted kitchen.

## UTILITY CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Plumbing for washing machine and space for tumble dryer. Quartz worksurface. Extractor. Skimmed ceiling. Inset lighting. Double glazed frosted window to side. Part tiled walls. Heated towel rail.

## REFITTED KITCHEN 11'5" x 10'1" (3.49 x 3.09)

Fitted with a range of soft close wall and base units with Quartz worksurfaces incorporating one and half bowl sink drainer with mixer and boiling water tap. Plumbing for dishwasher and space for American style fridge freezer with plumbing. Built in double oven, four ring stainless steel gas hob and extractor hood. Under unit lighting. Skimmed ceiling with inset lighting. Opening to lounge/dining room.

## LOUNGE/DINING ROOM 19'5" x 13'5" (5.94 x 4.11)

into extension

Double glazed lantern window with double glazed French doors to rear. Double glazed window to rear. Media unit and gas fire. Under floor heating.

## FIRST FLOOR LANDING

Doors to upstairs rooms. Radiator. Loft access with pull down ladder. Skimmed ceiling with inset lights.

## BEDROOM ONE 13'2" x 12'2" (4.02 x 3.73)

Double glazed window to rear. Two double glazed sky lights. Skimmed ceiling with inset lightings. Two feature radiators. Arch to dressing room.

## DRESSING ROOM 10'6" x 4'7" (3.22 x 1.40)

Fitted units. Sink with mixer tap. Skimmed ceiling. Inset lighting. Light tunnel. Underfloor heating. Concealed door to ensuite.

## ENSUITE

Tiled shower cubicle with seat and wall mounted shower. Tiled walls. Skimmed ceiling with inset lighting. Extractor. Heated towel rail. Underfloor heating

## BEDROOM TWO 18'1" x 11'8" (5.52 x 3.58)

Formerly the master bedroom  
Double glazed window to rear. Radiator. Skimmed ceiling.

## BEDROOM THREE 11'7" x 9'6" (3.55 x 2.92)

Double glazed window to front. Radiator. Skimmed ceiling.

## FAMILY BATHROOM

Three piece suite comprising Designer Resin freestanding bath with mixer and shower attachment, low level wc and wash hand basin. Tiled flooring. Part tiled walls. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Heated towel rail. Underfloor heating

## REAR GARDEN

Enclosed and laid mainly to artificial lawn with Porcelain tiled patio and composite decking area. Hot tub.

## OUTSIDE OFFICE

Double glazed French doors. Insulated. Air conditioning unit. Hard wired internet. Power and lighting. Wall mounted heaters.

## FRONT GARDEN

Car port and block paved driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

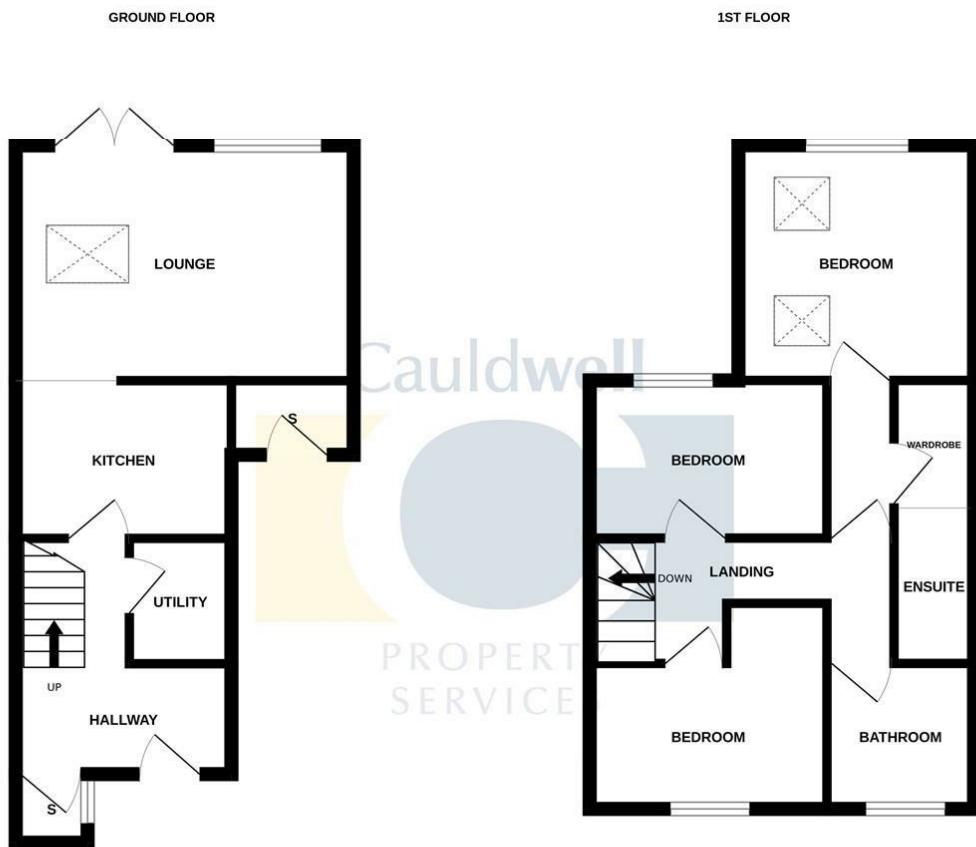
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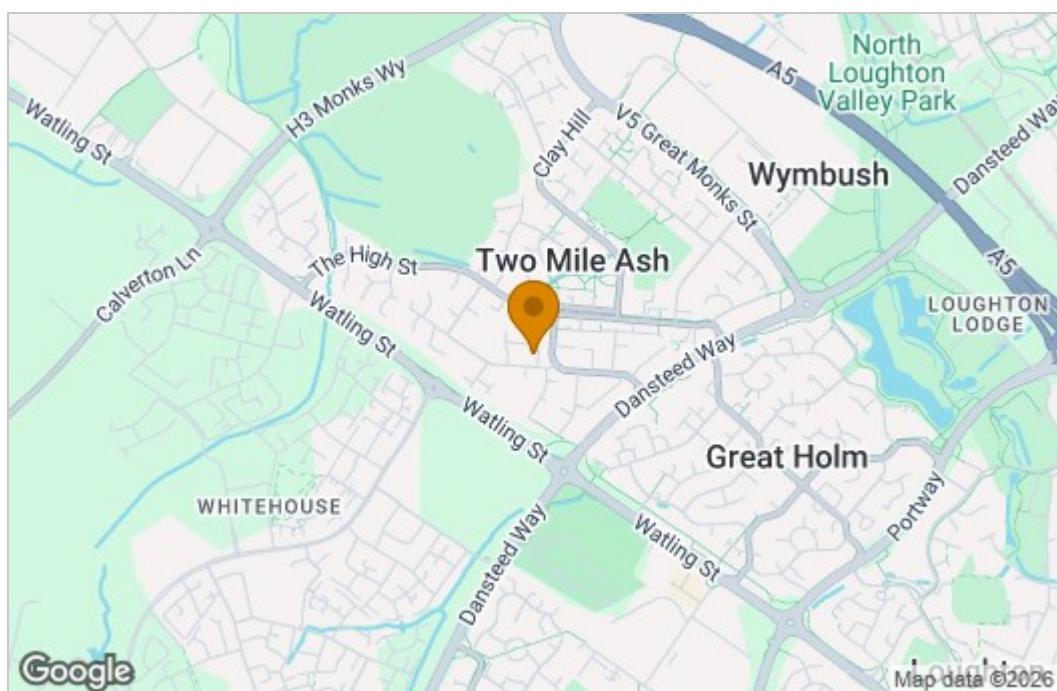
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## Floor Plan

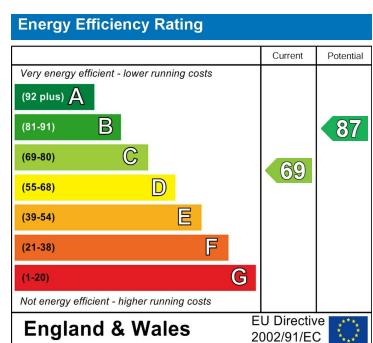


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## Area Map



## Energy Efficiency Graph



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