47 Laxfield Drive, Milton Keynes, MK10 9NQ

£365,000

Offered to the market with no onward chain, this three double bedroom family home occupies a tucked-away position within a small collection of similar homes, providing a peaceful setting while remaining exceptionally convenient for local amenities and transport links.

The ground floor has been thoughtfully designed for modern living, with a welcoming entrance hall leading to a convenient cloakroom before opening into a superb dual-aspect open-plan living space. The impressive kitchen, dining and living area seamlessly flows together to create the perfect environment for both everyday family life and entertaining, with the kitchen and dining area positioned to one end and a generous living area to the other. An internal door also provides direct access to the integral garage, offering additional practicality.

The first floor boasts three genuinely impressive double bedrooms, making this an ideal home for families and professionals alike. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a good-sized rear garden, perfect for relaxing or entertaining, together with driveway parking positioned in front of the integral garage.

ENTRANCE HALL
Wooden door with stained glass window to front. Tiled flooring. Double glazed window to side. Radiator. Stairs to first floor landing.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring.

OPEN PLAN LIVING/DINING/KITCHEN 27'4" x 14'10" (8.34 x 4.54)
Double glazed windows to front and rear. Double glazed patio doors to rear. Two radiators Internet point. Understairs storage cupboard. Integral door to garage.

KITCHEN AREA
Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Range style oven., five ring hob and extractor hood. Radiator. Integral dishwasher. Plumbing for washing machine. Fitted microwave. Space for fridge freezer.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Airing cupboard housing central heating boiler. Access to loft space.

BEDROOM ONE 11'7" x 13'3" (3.55 x 4.06)
to wardrobes
Double glazed window to front. Radiator. Built in wardrobes.

ENSUITE
Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator Extractor fan. Tiled flooring.

BEDROOM TWO 16'0" x 8'3" (4.90 x 2.52)
Double glazed windows to front and rear. Radiator. Access to loft space.

BEDROOM THREE 11'8" x 8'2" (3.56 x 2.50)
Double glazed window to rear. Radiator.

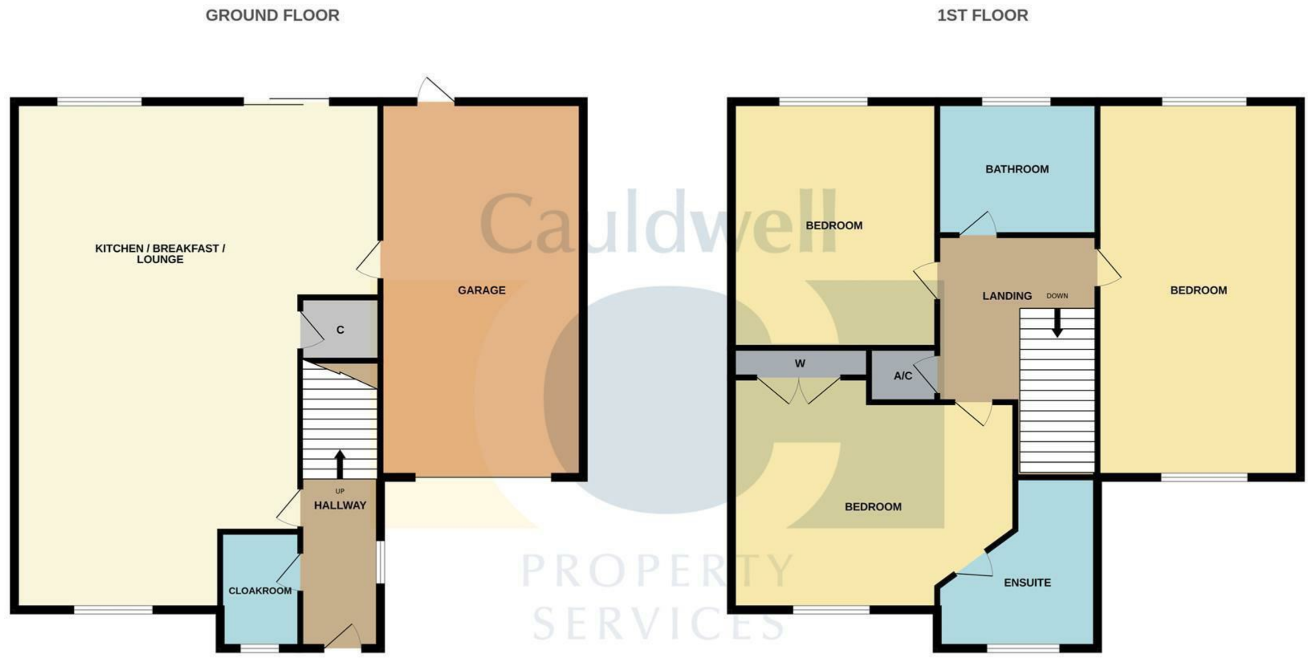
BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Shaver point. Radiator. Extractor fan. Tiled flooring.

FRONT GARDEN
Small paved and planted garden. Driveway to side for two cars.

GARAGE
Up and over door to front Power and light. Integral door to kitchen

REAR GARDEN
Mainly laid to lawn with mature hedge. Outside power and tap. Door to garage.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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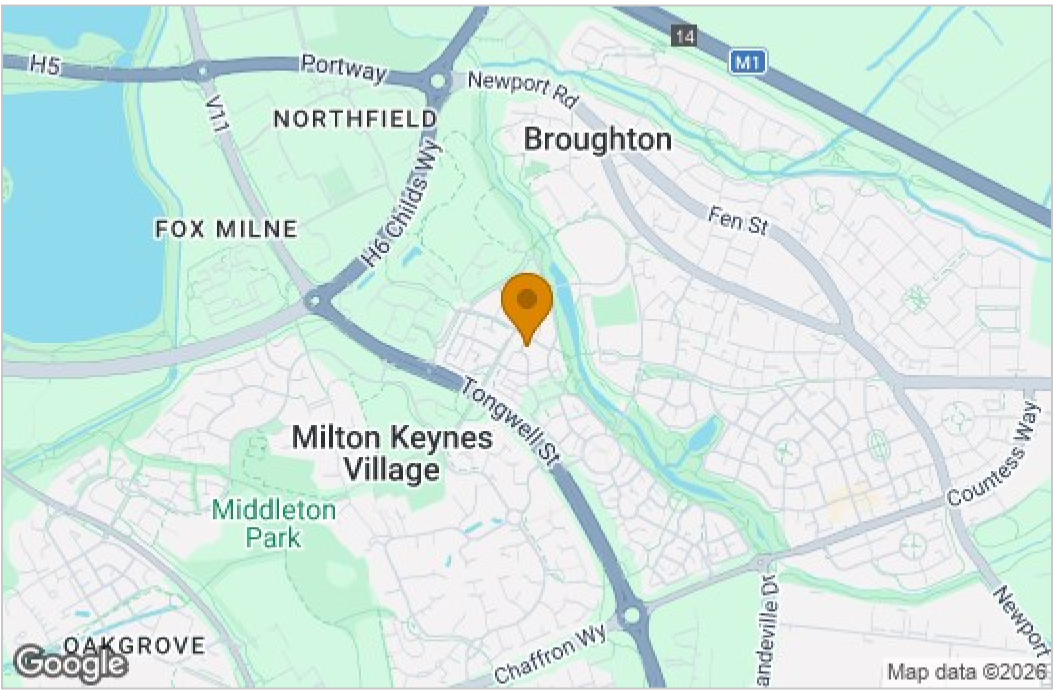
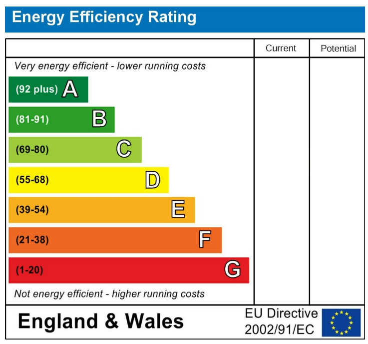
Area Map



Energy Efficiency Graph



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