

£450,000

Located in the popular Emerson Valley is this converted four-bedroom detached family home. The ground floor comprises reception room, cloakroom, kitchen and a solid roof conservatory with a multi-fuel burner. On the first floor you have three bedrooms, family bathroom, en-suite to main bedroom and stairs leading to the loft conversion providing a bedroom with en-suite shower room. Externally you have a rear garden with a summer house. Further benefits include an integral garage with off road parking.

Property Description

ENTRANCE

Composite door to:

ENTRANCE HALL

Door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, door to lobby.

LOBBY

Doors to cloakroom and garage, stairs rising to first floor.

CLOAKROOM

Wash hand basin with mixer tap, low level WC, radiator, splashback tiling.

KITCHEN/BREAKFAST ROOM

Double glazed sliding door to conservatory. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl composite sink with mixer tap, integrated double oven and grill, space for fridge freezer, integrated gas hob with extractor hood over, space for washing machine, space for dishwasher, tiled floor, part tiled walls.

CONSERVATORY

Double glazed double doors to rear, double glazed windows to side and rear aspects, two double glazed Velux windows. Multi-fuel burner.

LANDING

Double glazed window to side aspect. Doors to bedrooms one, three, four and bathroom, stairs rising to second floor.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to en-suite.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit with mixer tap, shower cubicle, radiator, tiled floor, part tiled walls.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. P-shaped spa bath with shower attachment and mixer tap, wash hand basin in vanity unit with mixer tap, low level WC, radiator, tiled floor, part tiled walls.

LANDING (Second Floor)

Double glazed Velux window to front. Door to bedroom two.

BEDROOM TWO

Two double glazed Velux windows to rear, double glazed Velux window to front. Radiator, eaves storage, door to en-suite.

EN-SUITE

Double glazed Velux window to front. Low level WC, wash hand basin in vanity unit with mixer tap, heated towel rail, shower cubicle, tiled walls and ceiling.

OUTSIDE

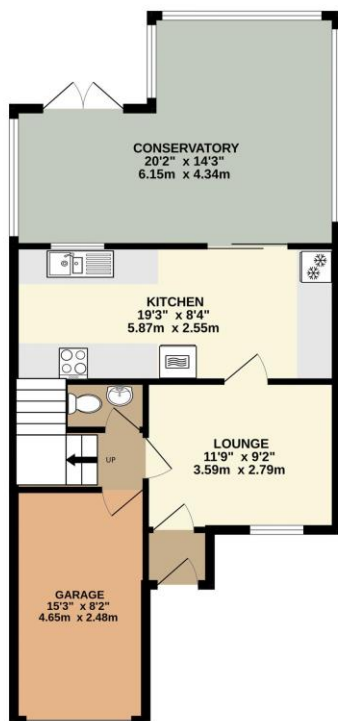
GARAGE/PARKING

Garage with up and over door, power and light, wall-mounted boiler, frosted double glazed door to side. Resin driveway.

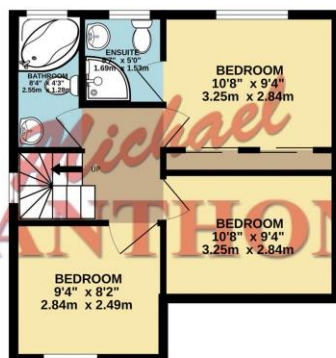
REAR GARDEN

Laid to artificial grass with shrub/flower borders, side gated access, stone borders, outside tap, summer house, shed, all enclosed by timber fence panelling.

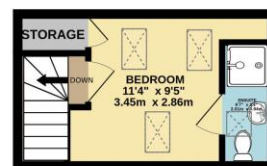
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.

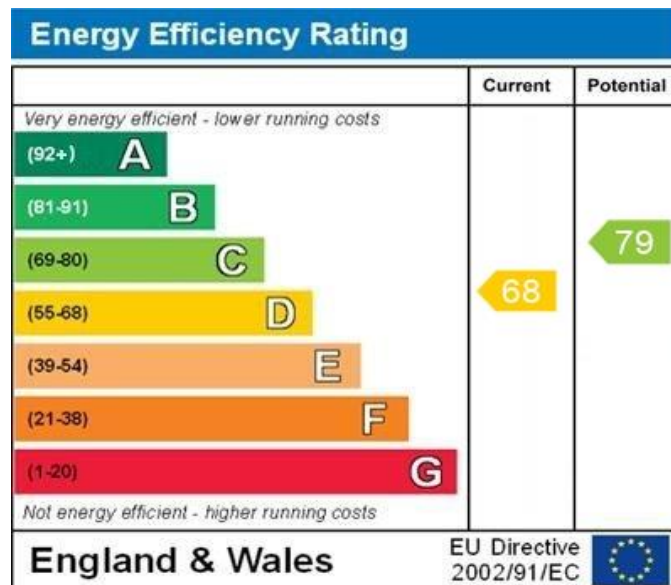


2ND FLOOR
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.

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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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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