



Balsam Close, Milton Keynes, MK7 7NB



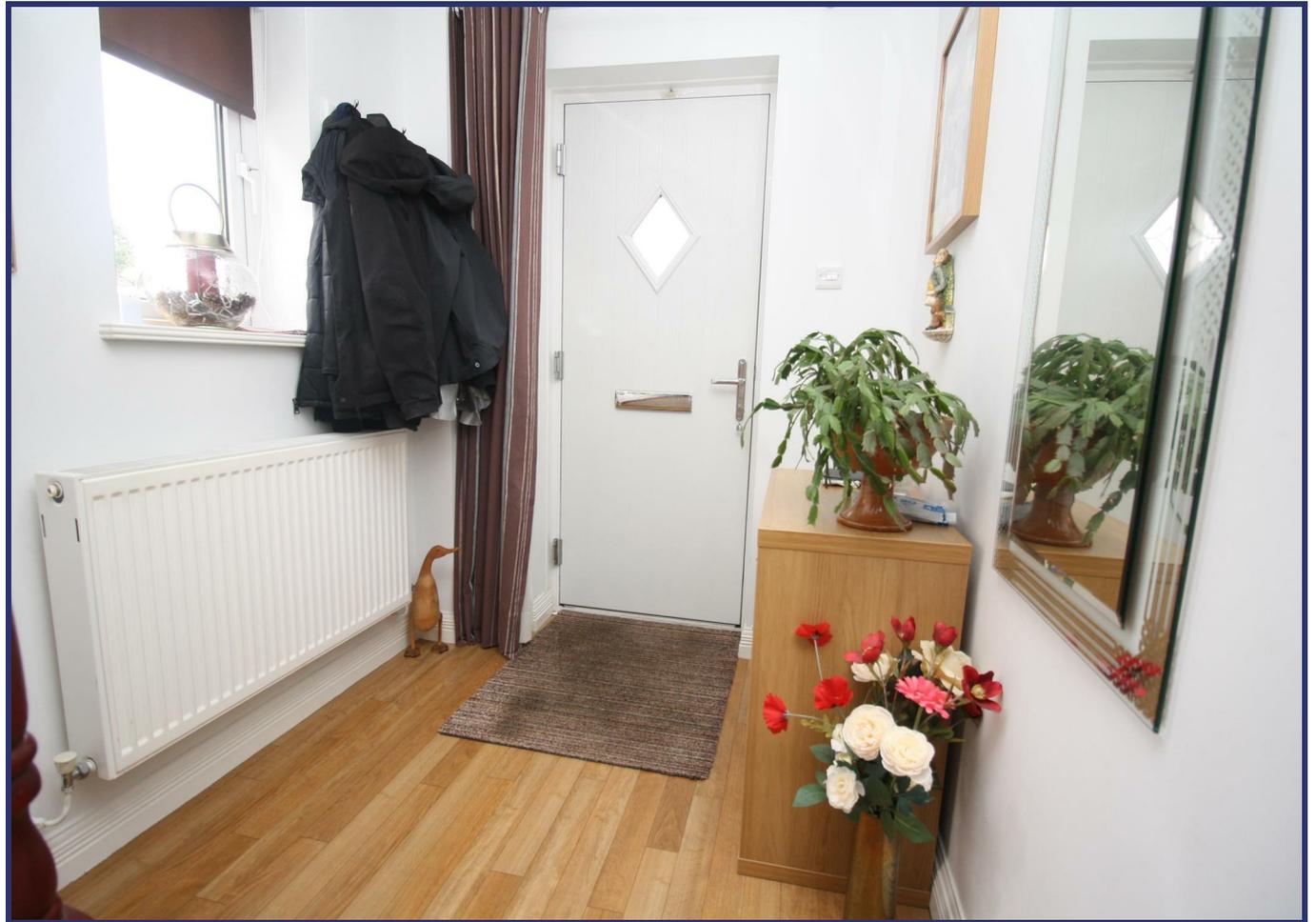
9 Balsam Close
Walnut Tree
Milton Keynes
MK7 7NB

Offers In Excess Of £450,000

An EXTENDED AND BEAUTIFULLY MAINTAINED BAY FRONTED THREE BEDROOM DETACHED property, situated on a small Cul-De-Sac of just 9 dwellings in the sought after area of Walnut Tree. The location is very desirable as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment.

The accommodation in brief comprises an entrance hall, downstairs cloakroom, WALK-IN BAY FRONTED LOUNGE, kitchen/diner with built in oven and hob, FAMILY ROOM WITH SKYLIGHT WINDOWS, first floor landing, PRINCIPLE BEDROOM WITH FITTED WARDROBES & REFITTED ENSUITE, two further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens, replacement facias and an ATTACHED GARAGE with driveway in front offering off road parking. This attractive style of property in such a sought after location is rare to market and as such internal viewing comes with our highest recommendation. EPC rating C.

- Rare To Market Extended Bay Fronted Three Bedroom Detached
- Sought After Cul-De-Sac Location
- Walton High School Catchment
- Downstairs Cloakroom
- Lounge With Walk-In Bay Window
- Family Room
- Principle Bedroom With Refitted Ensuite
- Garage & Driveway
- Internal Viewing Highly Recommended
- EPC Rating C





Entrance Hall

Entrance via composite door with patterned double glazed panel. UPVC double glazed window to side aspect. Stairs rising to first floor. Radiator. Doors to lounge, kitchen/diner and downstairs cloakroom. Two low-level understairs storage cupboards. Amtico flooring.

Downstairs Cloakroom

White two piece suite comprising of a wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Tiled walls to half height. Wall mounted extractor fan. Amtico flooring.

Lounge

UPVC double glazed walk-in bay window to front aspect. Wood surround fireplace with tiled hearth and inset coal effect gas fire. Radiator. Further vertical panelled radiator. Open reach point.

Kitchen/Diner

UPVC double glazed window to side aspect. Fitted kitchen comprising of a range of limed oak wood fronted wall and base units with roll top works surfaces giving storage. Built-in Neff oven and a gas hob with extractor hood over. One and a half bowl acrylic sink with drainer and mixer tap over. Space of fridge/freezer. Plumbing for washing machine. Tiled to splashback areas. Downlights. Vertical panelled radiator. Amtico flooring. Square edged archway to family room.

Family Room

UPVC double glazed double doors and UPVC double glazed side panels onto rear garden. Two UPVC double glazed windows to side aspects. Two vertical panelled radiators. TV point. Amtico flooring. Two Velux double glazed skylight windows.

First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms and a bathroom. Door to airing cupboard. Loft access.

Principle Bedroom

UPVC double glazed walk-in bay window to front elevation. A range of fitted wardrobes and storage units. Radiator. Door to ensuite.

Ensuite

Obscure UPVC double glazed window to front elevation. Refitted white three-piece suite comprising of a fully tiled shower cubicle, wash hand basin with vanity units and drawers and a low-level WC. Chrome heated towel rail. Shaver point. Wall mounted extractor fan. Tiled to splashback areas. Ceramic tiled flooring.

Bedroom Two

UPVC double glazed window to rear elevation. Built-in storage cupboard. Radiator.

Bedroom Three

UPVC double glazed window to rear elevation. Built-in mirror fronted wardrobes. Radiator.

Family Bathroom

Obscure UPVC double glazed window to side elevation. White three-piece suite comprising of a wood panelled bath, pedestal mounted wash hand basin and a low-level WC. Dado rail. Radiator. Shaver point. Wall mounted extractor fan. Tiles to splashback areas.

Exterior

Front Garden-Mainly paved with an area laid with stones. Hedge to front. Driveway to side in front of garage offering off-road parking.

Rear Garden-Comprises of a paved patio. Remainder mainly laid to lawn with planted borders. Step down to further paved area. Raised pond with gazebo. Courtesy door to garage. Outside tap. Gated side access leading to front. Fully enclosed by timber fencing.

Garage

Attached single garage with up and over door. Power and light. Eaves storage.

Property Information

Tenure: Freehold.
Local Authority: Milton Keynes Council.
Council Tax Band: Band D

Note To 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.

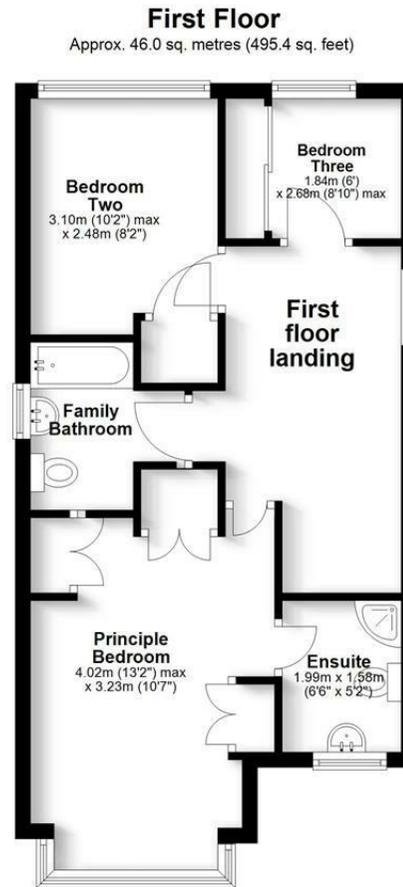
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

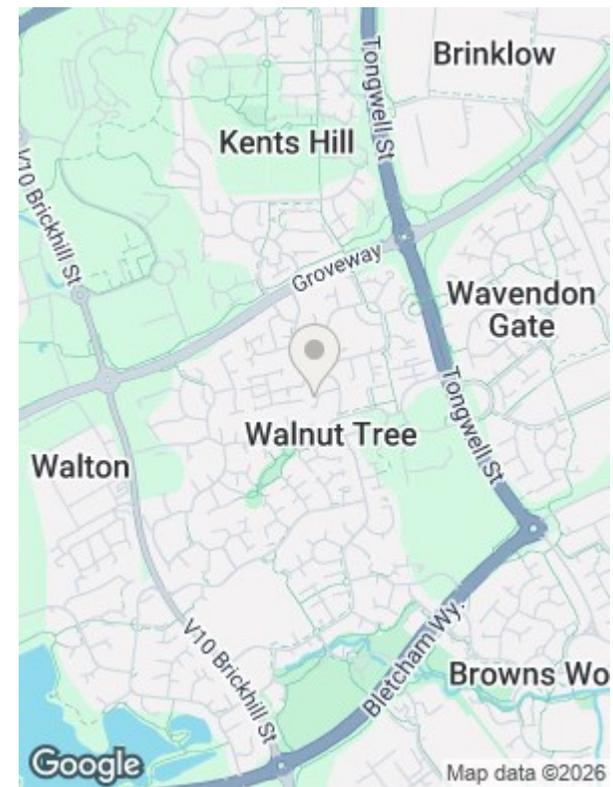








Total area: approx. 111.1 sq. metres (1196.0 sq. feet)



Viewing Arrangements

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(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	

