

# Under 1 Roof



**101 Sinatra Drive, Milton Keynes, MK4 4JH**  
**£1,750**

# 101 Sinatra Drive, Milton Keynes, MK4 4JH

Nestled in the desirable area of Oxley Park, Milton Keynes, this charming townhouse on Sinatra Drive offers a perfect blend of modern living and comfort. With ample parking for two vehicles, convenience is at your doorstep.

As you step inside, you are greeted by a spacious and inviting large kitchen dining room, ideal for both family meals and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere.

The property boasts three generously sized double bedrooms, providing plenty of room for relaxation and privacy. The master bedroom features a delightful balcony, perfect for enjoying your morning coffee or unwinding in the evening with a view. Additionally, the master suite includes an en-suite bathroom, offering a touch of luxury and convenience.

## Kitchen / Dining Room

16'4" x 11'1" (5 x 3.4)

Large Kitchen / Dining Room with plenty of storage cupboards. White good included. Window to Front Aspect

## Cloak Room

Two piece suite in white comprising of low level WC & Hand wash basin

## Lounge

14'7" x 10'9" (4.45 x 3.3)

French Doors leading to rear garden. TV & Phone points

## Bedroom Two

14'7" x 9'10" (4.45 x 3)

Windows to rear aspect, Built in large wardrobes

## Bathroom

Three piece suite in white comprising of low level WC, Hand wash basin and bath with shower mixer tap over

## Bedroom Three

15'11" x 9'2" (4.86 x 2.8)

French doors to front aspect. Wardrobe

## Bedroom One

14'5" x 10'9" (4.4 x 3.3)

French Doors to front aspect leading to balcony. Door leading to en-suite

## En-Suite

Three piece suite in white comprising of Low level WC, Hand wash basin and shower cubicle

## Balcony

Large balcony with views over west Milton Keynes

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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