



**Connells**

Poulter Croft  
Middleton Milton Keynes



### Property Description

Situated at the end of a quiet cul-de-sac in the highly sought-after area of Middleton, this substantial four-bedroom, three-bathroom family home extends to over 2,100 sq ft. The property enjoys a secluded position while remaining exceptionally well connected, with private gated access onto the Redway overlooking Middleton Primary School and within easy walking distance of Oakgrove School, Willen Lake and local amenities.

Offering significantly more space than many comparable homes, this is a rare opportunity to acquire one of the largest properties available in Middleton at this price point. The property is offered with no onward chain.

Originally built by Crest Nicholson and thoughtfully extended, the home provides bright, versatile accommodation ideal for modern family living. A front reception room offers flexible use, while to the rear an impressive open-plan kitchen, dining and living space forms the heart of the home, with high ceilings and direct access to the garden. Upstairs offers four generous double bedrooms across two floors, including a principal suite with fitted wardrobes and en suite, along with a family bathroom and additional shower room.

Externally, the landscaped rear garden features a large Indian sandstone patio, ideal for entertaining, with a private driveway providing off-road parking.

### Entrance Hall

Spacious and welcoming hallway with Amtico Spacia flooring, double-door access to the first reception room and access to all principal ground floor rooms.

### Cloakroom

Modern ground floor cloakroom with a WC and wash basin, complemented by modern spotlights, while a double glazed window allows for natural light and ventilation.

### Lounge

Double-doors lead into this spacious and inviting living area with excellent natural light, providing a comfortable and versatile space for relaxing or entertaining.

### Reception Room Three

Bright and versatile reception space featuring three skylights, vaulted ceiling and French doors opening onto the garden, creating a seamless indoor-outdoor connection ideal for entertaining or everyday family living.

### Kitchen/Diner

Large open-plan kitchen featuring a peninsula breakfast bar and comprehensive range of fitted units, complemented by integrated appliances. The space offers excellent proportions for both cooking and dining, with natural light and direct access to the garden creating a practical and sociable hub of the home.

### Utility Room

Unusually large and well-designed utility space, fitted with butler sink, wooden worktops and a range of storage units, with dedicated space for appliances-providing a functional and discreet area for everyday household tasks.

### Landing

Spacious landing area featuring an airing cupboard for additional storage, a radiator providing warmth, and a double-glazed window allowing for natural light.

### First Floor

## Bedroom One

Generous principal bedroom featuring fitted mirrored wardrobes, en-suite bathroom and space for King or Super King bed

## En-Suite

Modern en-suite fitted with a WC, wash hand basin, and a walk-in shower. The room benefits from a chrome towel rail radiator, stylish spotlights, and a double-glazed window providing both natural light and ventilation.

## Bedroom Four

Bedroom four situated on the first floor alongside bedroom one, featuring a double-glazed window allowing for natural light, and space for King sized bed

## Family Shower Room

Recently refitted with a modern walk-in rainfall shower

## Second Floor

### Bedroom Two

Located on the second floor, bedroom two can easily accommodate King sized bed, additional furnishings and home office.

### Bedroom Three

Bedroom three offering a generous space, accommodating King sized bed and desk area, ideal for older children or guests. Featuring a double-glazed window allowing for natural light.

### Bathroom Two

Contemporary bathroom fitted with a WC, wash hand basin, bath and shower. The space is enhanced by a chrome towel rail radiator, stylish spotlights, and a double-glazed window allowing for natural light and ventilation.

## Landing

Bright and functional landing area featuring a double-glazed window providing natural light, a radiator for added warmth, and a loft hatch leading to fully boarded loft, providing substantial additional storage. An airing cupboard houses the boiler and provides useful linen storage.

## Front Garden

Front garden laid mainly to lawn, complemented by a paved driveway providing off-road parking for two cars.

## Rear Garden

Generous rear garden featuring side access for convenience, mainly laid to lawn and complemented by a sweeping patio area ideal for outdoor seating and entertaining. The space is enhanced by multi-level shrubbery, adding interest and natural privacy.

## Parking

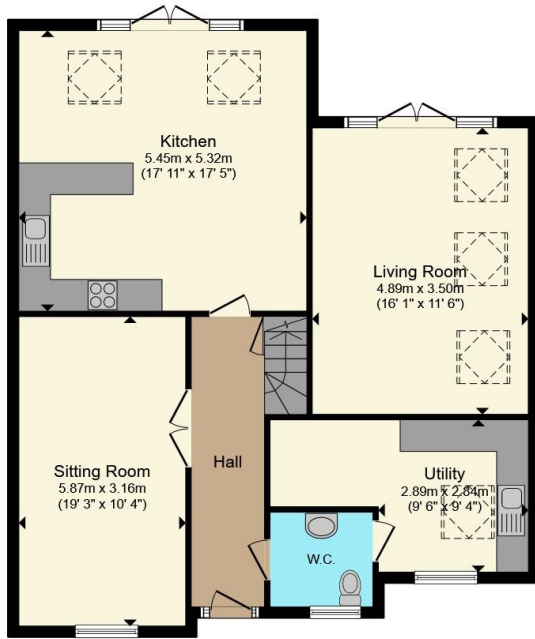
Off-road parking is provided via a driveway, offering convenient and secure space for 2 vehicles.

## Special Features

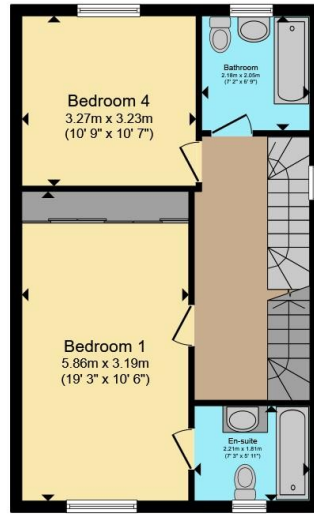
Solar panels

-

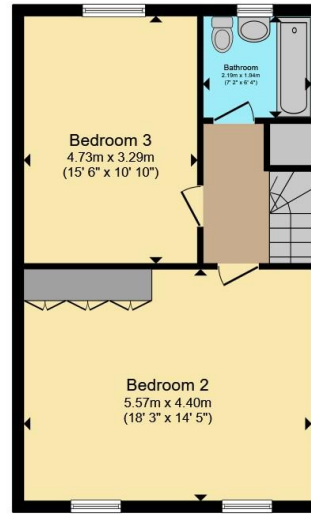




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 197.1 m<sup>2</sup> (2,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: B Council Tax Band: F

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Tenure: Freehold



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