62 Summerhayes, Milton Keynes, MK14 5EX

Offers Over £500,000

CAULDWELL are delighted to offer for sale this stunning extended four-bedroom detached with a study, situated within the highly desirable and established area of Great Linford, Milton Keynes.

Having been significantly improved by the current owners, the property offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

The accommodation briefly comprises; welcoming entrance hall, refitted downstairs cloakroom, living room and a separate study, ideal for those working from home.

A particular feature of the property is the beautifully refitted galley-style kitchen/breakfast room which seamlessly opens into an extended dining room, creating a superb open-plan entertaining and family space with an abundance of natural light.

To the first floor there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a refitted family bathroom.

Externally the property enjoys a generous frontage providing ample off-road parking and access to a single garage. To the rear is a secluded garden offering an excellent degree of privacy and a wonderful space for

ENTRANCE HALL
Door to cloakroom. kitchen. living room and study. Understairs storage cupboard. Shoe cupboard. Radiator.

CLOAKROOM
Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side.

KITCHEN 16'2" x 8'7" (4.94 x 2.62)
Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Under unit lighting. Double glazed window to side. Opening to dining room.

DINING ROOM 13'6" x 9'9" (4.13 x 2.99)
into extension
Dual aspect double glazed doors to rear and windows to side. Coving to skimmed ceiling Radiator.

LIVING ROOM 10'10" x 17'5" (3.32 x 5.32)
Sliding double glazed doors to rear. Radiator.

STUDY 10'0" x 9'10" (3.06 x 3.0)
Double glazed window to front. Radiator.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft with pull down ladder. Double glazed window to front. Storage cupboard.

BEDROOM ONE 13'3" x 9'9" (4.05 x 2.98)
Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Towel rail.

BEDROOM TWO 10'10" x 10'1" (3.31 x 3.09)
Double glazed window to front. Radiator.

BEDROOM THREE 9'8" x 8'2" (2.96 x 2.5)
Double glazed window to front, Radiator.

BEDROOM FOUR 9'5" x 6'11" (2.89 x 2.11)
Double glazed window to rear. Radiator.

BATHROOM
Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Gated side access. Wooden fence surround.

FRONT GARDEN
Laid to lawn with hedgerow surround. Block paved driveway with parking for several vehicles leading to single garage.

SINGLE GARAGE
Up and over door. Power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

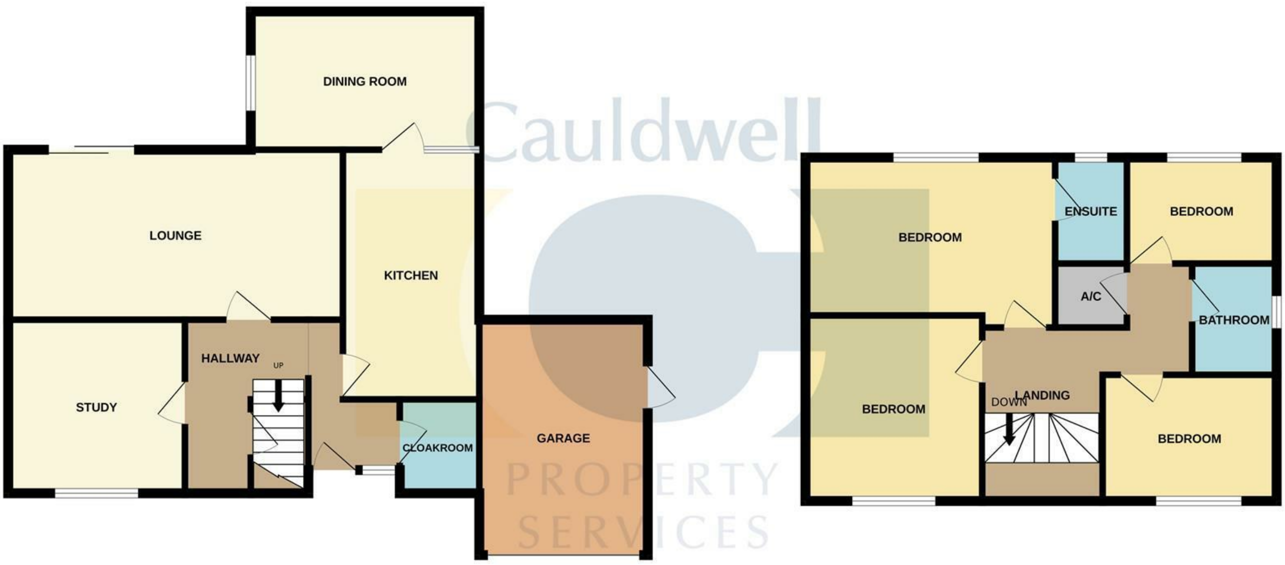
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 850sq.ft. (79.0 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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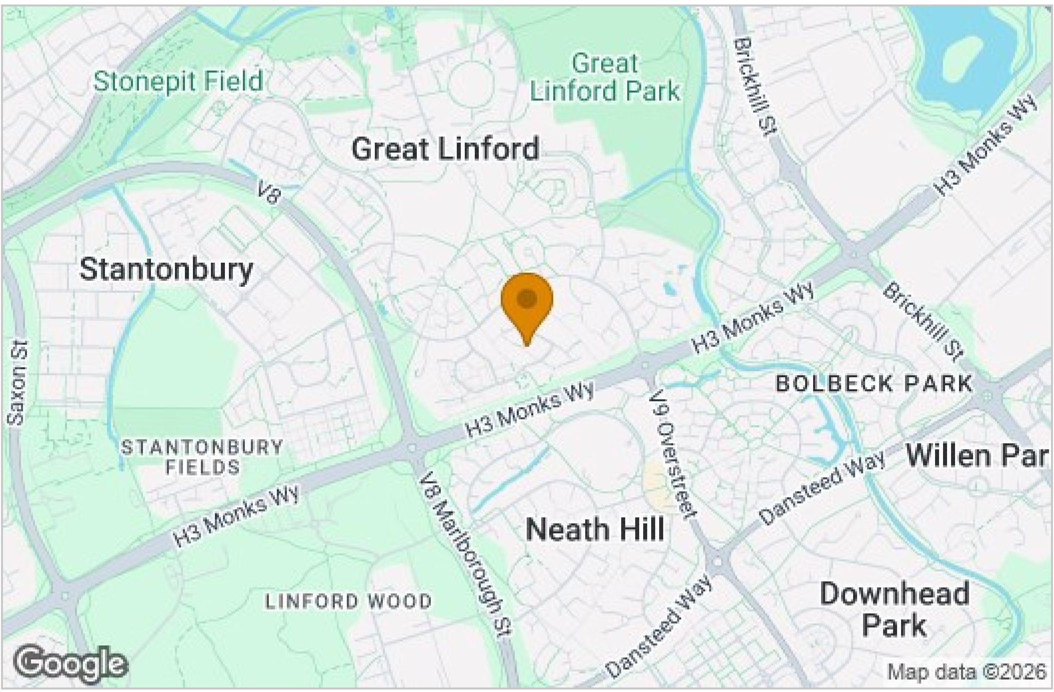
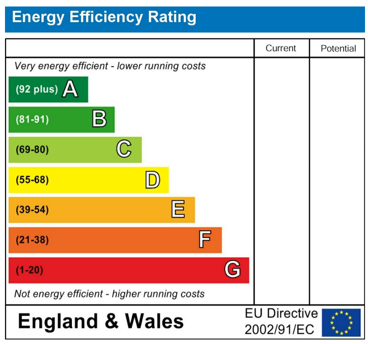
Area Map



Energy Efficiency Graph



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