



## 20 Aran Court, Milton Keynes, MK14 6FB

### £425,000

Welcome to this spacious four-bedroom detached home in the sought-after location of Oakridge Park, Milton Keynes, overlooking a picturesque green.

Upon entering, you are greeted by a bright and welcoming entrance hall that leads to a downstairs cloakroom, a cosy yet spacious living room and a generous versatile kitchen family dining room perfect for gatherings and entertaining with ample storage and workspace, ideal for cooking enthusiasts.

Upstairs, there are four well-proportioned bedrooms, with an en-suite to the main bedroom, providing a private retreat. A modern family bathroom completes the upper level.

The property benefits from an enclosed rear garden, offering a safe outdoor space, as well as a garage and a driveway for convenient parking. Additionally, this home is offered with no upward chain, ensuring a smooth and swift move-in process.

This property is perfect for families looking for space, comfort, and a tranquil setting. Book your viewing today!

Council tax band E.

Energy rating C.



## ENTRANCE HALL



Stairs to first floor. Understairs storage cupboard. Skimmed ceiling. Tiled flooring. Radiator. Door to cloakroom.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front. Tiled flooring. Skimmed ceiling.

## LIVING ROOM 10'7" x 17'2" (3.24 x 5.24)



Double glazed bay window to front Radiator. Skimmed ceiling.

## KITCHEN/FAMILY/DINING ROOM 12'0" x 20'2" (3.68 x 6.15)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring gas hob and extractor. Built in washing machine, dishwasher and fridge freezer. Splash back tiling. Double glazed window to rear. Double glazed French doors to rear. Radiator. Skimmed ceiling Tiled flooring

## FIRST FLOOR LANDING

Skimmed ceiling . Loft access. Airing cupboard housing water tank with shelving above. Doors to bedrooms

## BEDROOM ONE 13'5" x 10'10" (4.10 x 3.32)



Double glazed window to rear Radiator. Skimmed ceiling. Double door built in cupboard. Door to ensuite.

## ENSUITE



Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Tiled flooring. Part tiled walls. Extractor.

## BEDROOM TWO 10'10" x 10'1" (3.32 x 3.08)



Double glazed window to front. Radiator. Double door built in cupboard.

### **BEDROOM THREE 6'11" x 9'1" ( 2.11 x 2.78)**



Double glazed window to front. Radiator. Skimmed ceiling.

### **BEDROOM FOUR 9'1" x 7'10" (2.77 x 2.40)**

Double glazed window to rear. Radiator. Skimmed ceiling

### **BATHROOM**



Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Radiator . Part tiled walls. Tiled flooring Skimmed ceiling. Extractor Frosted double glazed window to side. Part tiled walls. Shaver point. Radiator .

### **SINGLE GARAGE**

Up and over door. Block paved driveway. Parking for several vehicles.

### **REAR GARDEN**



Enclosed and laid mainly to lawn with patio area and wooden fence surround and gated side access.

### **FRONT GARDEN**

Path to front door with storm porch over.

All measurements are approximate. 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.

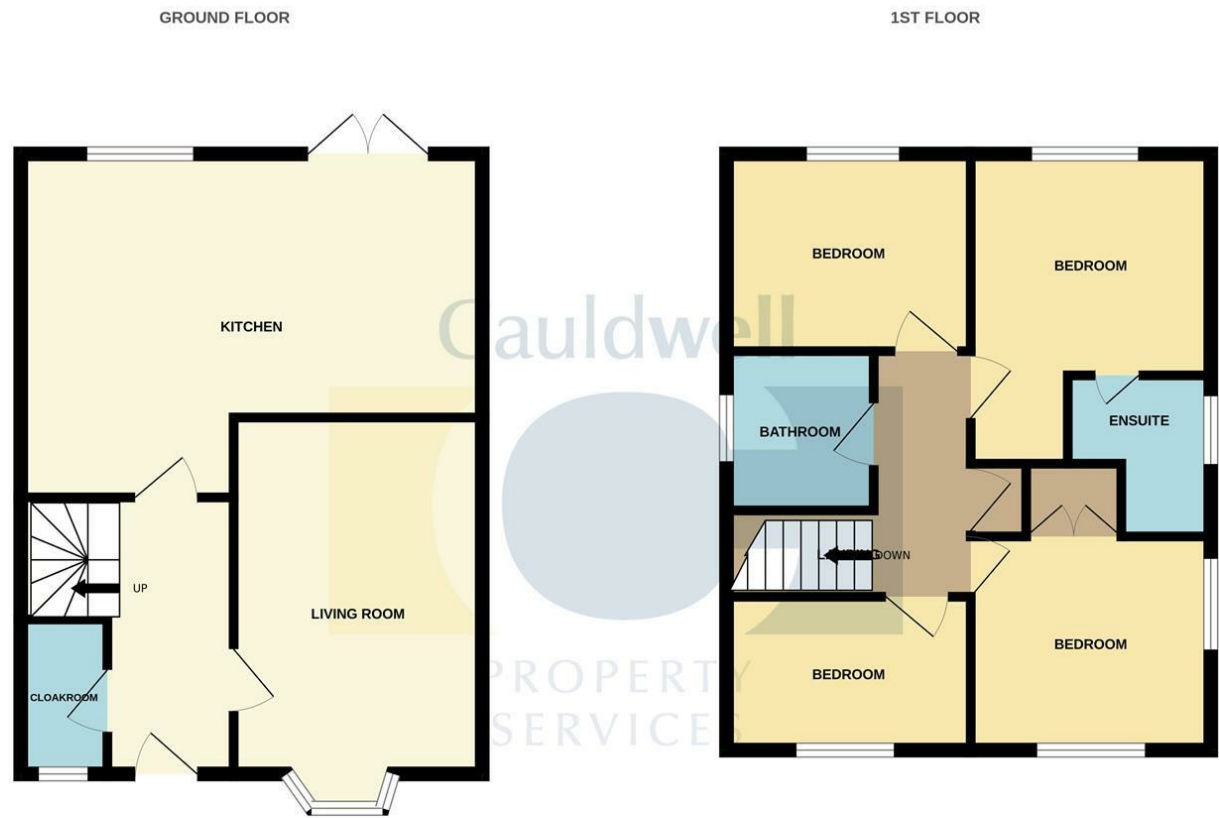
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**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.

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

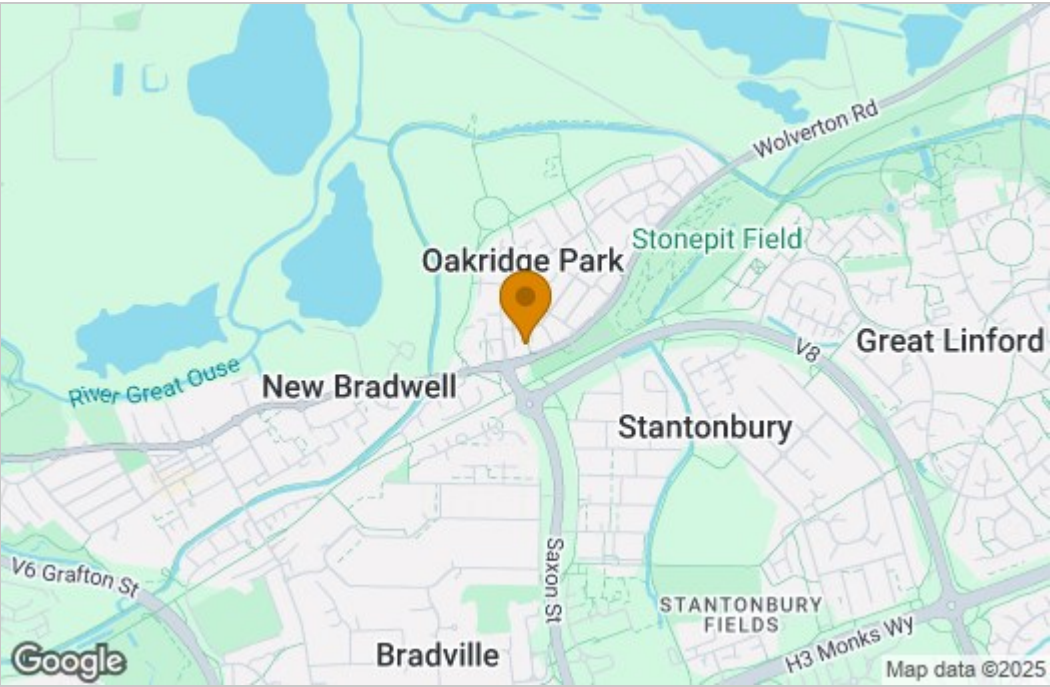


Floor Plan

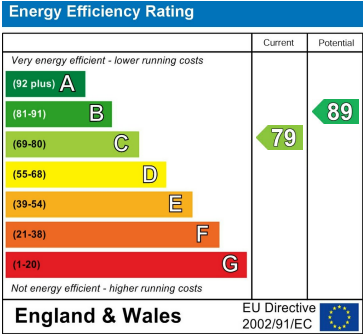


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.