



KATY MOORE POWERED BY **exp** <sup>TM</sup> UK

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# Saturn Avenue, Fairfields, MK11

Offers Over £625,000

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- Well Presented Executive Detached Family Home
- No Forward Chain
- Stunning Open Plan Kitchen/Diner/Family Room and Separate Utility
- Private Garden
- Close to Transport Links, Schools and Amenities
- Highly Sought After Fairfields Location
- Two Beautiful Reception Rooms
- Two Bath/Shower Rooms (One En-Suite) plus Guest WC
- Garage and Off Street Parking
- Please quote ref KM0096



Please quote ref KM0096 - OFFERS OVER £625,000 (GUIDE PRICE £625,000 - £650,000) - Beautifully presented executive style five bedroom detached family home with delightful garden and ample off street parking. Launched as the 'Lamberton', this fantastic executive style home, enviably situated on the highly sought after Fairfields development, offers bright and spacious accommodation with modern design and high quality finish throughout. Flowing living space creates the perfect blend of luxury and convenience – ideal for modern family life.



TOTAL FLOOR AREA: 1529 sq ft (142.0 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 listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		94	95
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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