







**£375,000**

Positioned in a quiet cul-de-sac within the sought-after Racecourses development, this well-presented three-bedroom detached family home offers spacious and versatile accommodation. The property benefits from an en-suite to the main bedroom plus two further bedrooms, a downstairs cloakroom, a separate reception room and a bright conservatory. Further features include a garage with off-street parking, as well as front and rear gardens. An ideal family home, combining a peaceful location with practical living space and excellent outdoor amenities.

# Property Description

## ENTRANCE PORCH

UPVC door to hall.

## ENTRANCE HALL

Doors to kitchen, lounge and study, door to two storage cupboards, stairs rising to first floor.

## CLOAKROOM

Wooden frosted double glazed circular window to front aspect. Low level w.c, wash hand basin, radiator.

## LOUNGE

Sliding patio doors to conservatory, radiator.

## STUDY/DINER

Double glazed window to rear aspect. Radiator.

## KITCHEN

Double glazed window to front aspect. Radiator, wall and base units, roll top worktops, space for a washing machine, dishwasher and fridge freezer, integrated oven and hob with extractor fan, wall mounted boiler, tiled splashback, stainless steel sink with mixer tap.

## LANDING

Doors to bedrooms one - three, bathroom and storage cupboard, loft access.

## BEDROOM ONE

Double glazed bay window to front aspect. Radiator, fitted wardrobes, door to en-suite.

## EN-SUITE

Frosted double glazed window to front aspect. Radiator, low level w.c, wash hand basin, shower cubicle, tiled walls and tiled floor.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## CONSERVATORY

Double glazed window to side and rear aspect. Radiator, double glazed door to garden.

## BATHROOM

Frosted double glazed window to front aspect. Low level w.c, basin in vanity unit, bath and power shower over, heated towel rail, tiled walls, tiled floor.

## OUTSIDE

## GARAGE/PARKING

Up and over door, light, eaves storage, single wooden window to rear aspect, door to garden.

## FRONT GARDEN

Block paved off road parking, gravel area, flower borders.

## REAR GARDEN

Enclosed wooden fence panelling, mainly laid to lawn, patio area, side gated access, shed, flower and bush border, curtain roller door to garage.

**Approximate Gross Internal Area 990 sq ft - 92 sq m  
(Excluding Garage)**

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 437 sq ft – 41 sq m

Garage Area 145 sq ft – 13 sq m



Ground Floor

First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk