



17 Tower Drive  
Milton Keynes, MK14 6HX



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

## "Designer Living with Impressive Eco Credentials"

This exceptional property has been comprehensively refurbished to an outstanding standard, combining contemporary design with advanced energy-efficient technology and premium finishes throughout.

It benefits from a brand-new roof, solar panel system, external wall insulation (100mm), underfloor heating throughout, a new boiler, fully upgraded electrics prepared for smart home automation, and a completely renewed plumbing system.

Comfort is further enhanced by triple-glazed windows, full-house air conditioning, mechanical ventilation with heat recovery (MVHR), and a two-zone thermostat system for efficient climate control.

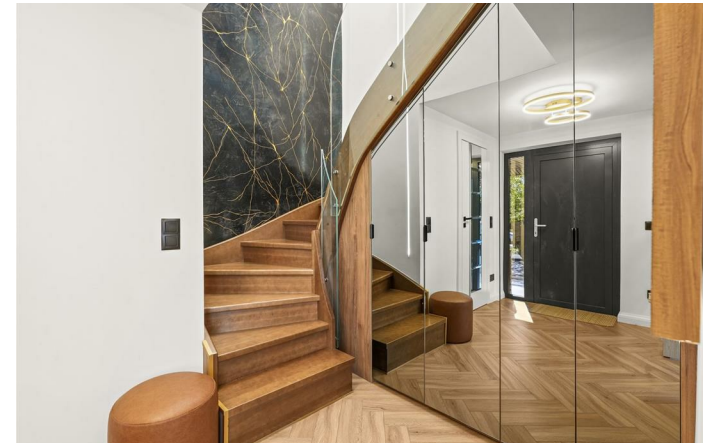
The interior features a high-spec kitchen fitted with premium Miele appliances including fridge, microwave, dishwasher, oven and induction hob, built-in wardrobes in all bedrooms, an elegant wooden staircase, bespoke under-stairs storage, and soundproof plasterboard with additional acoustic insulation and OSB reinforcement to the first floor.

An integrated sound system runs throughout the property, including built-in bathroom speakers, while modern entrance doors with fingerprint access control and an automatic garage door provide convenience and security.

Externally, the property offers a private driveway with parking for up to four vehicles, a comprehensive drainage system across the plot, and a garden house featuring an eco-friendly fireplace. A private sauna with dedicated bathroom adds a luxurious wellness space.

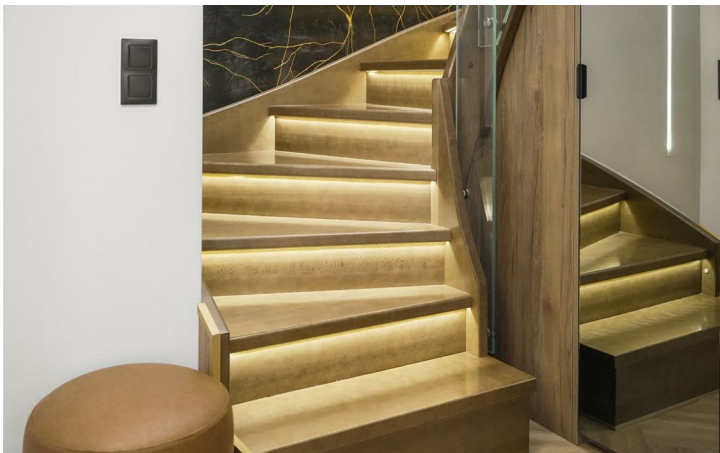
Further benefits include a fully insulated attic with custom storage, fitted shelving, and staircase access.

This exceptional home delivers outstanding efficiency, comfort, and contemporary luxury throughout.



Offers over £575,000

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**TOTAL: 1309 sq. ft**  
 GARAGE: 0 sq. ft, SAUNA: 83 sq. ft, GROUND FLOOR: 517 sq. ft, GARDEN ROOM: 200 sq. ft, 1ST FLOOR: 509 sq. ft  
 EXCLUDED AREAS: GARAGE: 123 sq. ft, OPEN TO BELOW: 8 sq. ft, WALLS: 164 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(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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