62 Mortons Fork, Milton Keynes, MK13 0LA

£350,000

Occupying a wonderful position opposite Loughton Valley Park and the historic Roman ruins, this beautifully presented and thoughtfully refurbished three-bedroom home is offered in true turnkey condition, ready for its next owners to move straight in and enjoy.

The property is approached via a low-maintenance front garden and driveway, with the former garage now providing useful storage space. The current owners also make use of additional parking within the cul-de-sac and on the adjacent road.

Inside, a welcoming entrance hall, enhanced with practical under-stairs storage, leads through to the heart of the home: a stunning open-plan kitchen and dining room. Beautifully refitted and flooded with natural light from its dual-aspect design, this impressive space enjoys windows to the front and patio doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

An inner hallway links the contemporary refitted cloakroom and the living room, which also benefits from direct access to the rear garden, further enhancing the home's excellent flow and connection to outdoor space.

On the first floor, there are three generous double bedrooms, including an impressive dual-aspect principal bedroom with access to a private balcony overlooking the surrounding area. These are complemented by a

ENTRANCE HALL

Composite double glazed door to front. Double glazed window to side with fitted blind. Ceramic tiled flooring. Radiator. Stairs to first floor landing with pop out storage.

KITCHEN/DINING ROOM 22'4" x 11'5" max (6.82 x 3.49 max)

Double glazed window to front. Double glazed patio doors with fitted blinds to rear. Re-fitted with a range of wall and base units with composite worksurfaces. Sink drainer unit. Electric oven. combi microwave oven, induction hob and extractor hood. Integral dishwasher and washing machine. Full height integral fridge. Over cupboard lighting. LED strip lighting. Ceramic tiled flooring. Radiator. Combination boiler. Door to inner hall.

INNER HALL WAY

Access to living room and cloakroom. Understairs storage cupboard.

CLOAKROOM

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin in vanity surorund. Radiator. Ceramic tiled flooring and tiled walls.

LIVING ROOM 13'6" x 10'2" (4.13 x 3.12)

Double glazed patio doors to rear. Radiator. Television point. Internet point. Ceramic tiled flooring. Door to garage.

STORAGE GARAGE

Double doors to front. Light.

FIRST FLOOR LANDING

Stairs from entrance hall. Fitted glass balustrade Access to part boarded loft space. Storage cupboard.

BEDROOM ONE 17'8" x 10'8" (5.39 x 3.26)

Double glazed window to rear. Double glazed patio doors to front with fitted blinds. Radiator. Balcony to front with decking to floor.

BEDROOM TWO 10'5" x 11'4" (3.18 x 3.46)

Double glazed window to front with fitted blinds. Radiator. Built in understairs wardrobe.

BEDROOM THREE 10'11" x 8'5" (3.34 x 2.59)

Double glazed window to rear with fitted blind. Radiator. Built in wardrobe.

BATHROOM

Double glazed obscure window to rear with fitted blind. Three piece suite comprising bath with mains shower and screen, wash hand basin and close coupled wc. LED lighting. Tiled walls and door. Shaver point. Cabinet.

FRONT GARDEN

Hardstanding driveway parking with pebbled stone front garden

REAR GARDEN

Laid to lawn with rear width patio area and rendered feature walls. Flower beds and border. Potting shed. Outside tap.

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.
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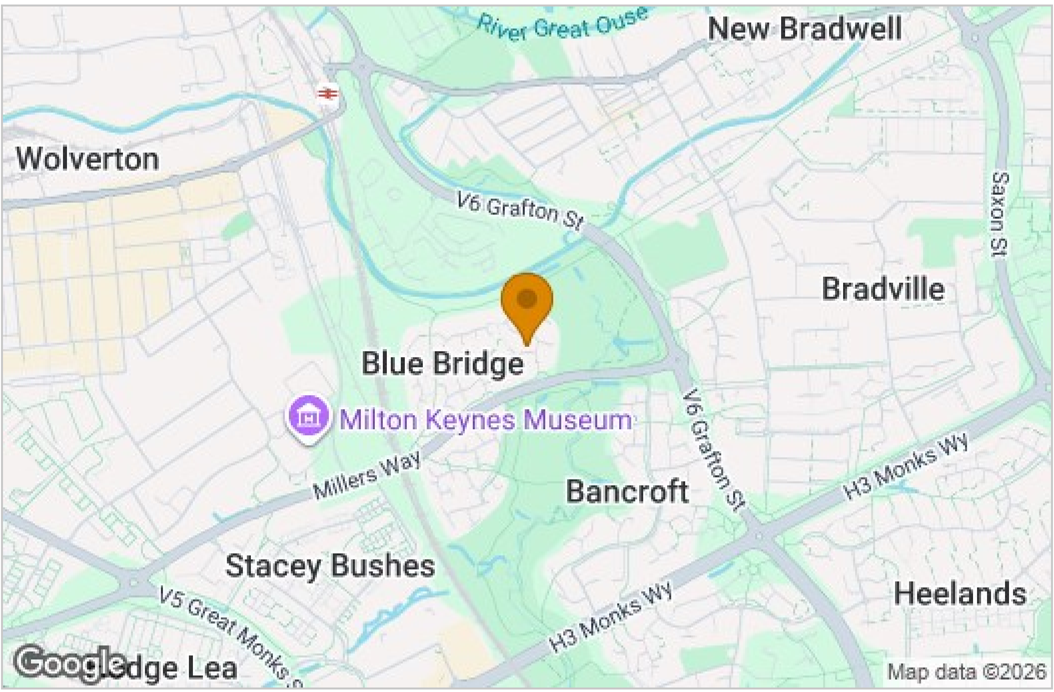
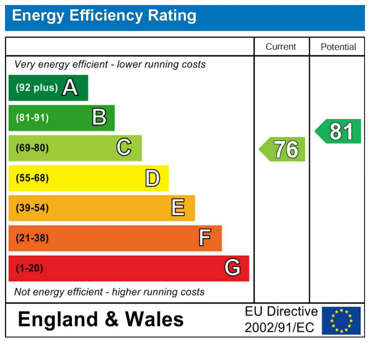
Area Map



Energy Efficiency Graph



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