



Poplar Close, Simpson, MK6 3EF

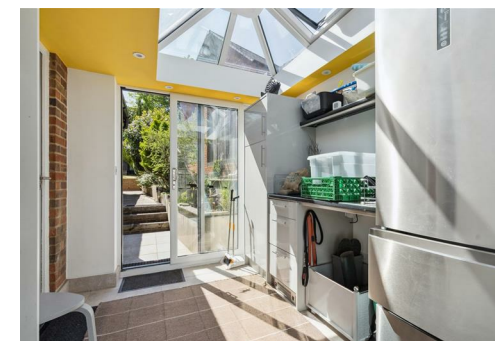
Sevinestone  
1a Poplar Close  
Simpson  
Milton Keynes  
MK6 3EF

£625,000

**A well presented, three/four bedroom detached bungalow with a gated entrance, situated in the tranquil location of Simpson Village.**

The accommodation comprises, entrance hall, sitting room, dining hall, kitchen, side porch/utility area, three double bedrooms, with an en-suite to the master. There is also a study area, or possible fourth bedroom. The family bathroom completes the living accommodation. The bungalow is situated within a generous, mature plot enclosed by a gated entrance and offering generous driveway parking. This property is being offered with no onward chain.

- THREE/FOUR BEDROOM DETACHED BUNGALOW
- SITTING ROOM
- DINING HALL
- KITCHEN & WITH ADDITIONAL SIDE PORCH/UTILITY AREA
- MASTER BEDROOM WITH EN-SUITE
- STUDY AREA
- GAS TO RADIATOR CENTRAL HEATING
- ELECTRIC GATED ENTRANCE WITH PARKING FOR NUMEROUS VEHICLES
- MATURE GARDEN
- NO ONWARD CHAIN





#### Accommodation

The property is entered via a part glazed front door with a glazed side panel into the entrance hall. Access to the loft space. Window overlooking the driveway. Access to bedrooms two, three and the family bathroom. A door leads into the dining hall which has a vaulted ceiling and a full height glazed window to the front aspect. Glazed French doors lead out to the rear garden. From the dining hall access, via double doors, is given to the kitchen. Steps lead up to the study area/dressing area. Double doors lead into the sitting room.

The sitting room is triple aspect with two windows to the front aspect, two windows to the side aspect and French doors leading out to the rear garden. The room has a vaulted ceiling and a feature fireplace with an inset gas fire.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset one and a half bowl sink/drainer. Built-in electric oven with electric hob and extractor hood over. Integrated fridge and freezer. Built-in wine cooler. Under counter freezer. Plumbing for washing machine and dishwasher. Integrated microwave. Water softener. The kitchen area has under-floor electric heating. Glazed window to side aspect. Glazed door leading to the side porch which was added in 2021. This additional space can be used as a utility area and comprises a fitted worksurface, storage cupboard and drawers. It is of brick and UPVC construction, has an attractive roof lantern with an access to the outside to both sides via sliding double glazed doors.

The study area is accessed from the dining hall via some steps with an access to the loft space, which has a fitted ladder and is boarded with a light. A slightly elevated position with windows to both sides, storage cupboards and drawers, and a door leading to the master bedroom.

The master bedroom has a range of fitted wardrobes and bedroom furniture. Window to the rear aspect. Glazed French doors lead to the rear garden. Door to the fully tiled en-suite comprising low level w.c., wash hand basin set in a vanity cupboard, and a double width shower. Obscure glazed window to the side aspect. Bedroom two is of double size and has windows to front and side aspects. Bedroom three has mirror fronted wardrobes to one wall and a window to the side aspect, currently being used a study/office.

The family bathroom has a four piece suite comprising low level w.c., bath with a shower attachment, pedestal mounted wash hand basin, and a shower cubicle. Fully tiled to walls and floor. Obscure glazed window to the side aspect.

#### Gardens

The property is entered via electric gates onto a block paved driveway which offers off-road parking for numerous vehicles. Planted flowers, shrubs and trees. Small area of lawn. Gated side access leads to the rear garden which is tiered on three levels comprising a paved seating area with steps leading up to a further seating area, enclosed by a brick retaining dwarf wall. The third level is laid to lawn with flower, shrub and tree borders. A timber work shop has power and light. Separate timber shed. Water feature and external power points. Gated access from both side of the property into the rear garden.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band F.

#### Simpson Village - Location

The property is situated in the heart of the village of Simpson and within a very short distance of The Grand Union Canal, Linear Park and Caldecotte Lake and also within walking distance of The Open University. Junction 14 of the M1 is approximately 5 miles away. There are shopping facilities situated within 1.5 miles, which include Asda, Tesco and Waitrose, plus the extensive shopping facilities at Milton Keynes Centre (approximately 4 miles away). The property currently falls within the Walton High and Heronshaw and Charles Warren primary schools catchment areas.

#### Note for Purchasers

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

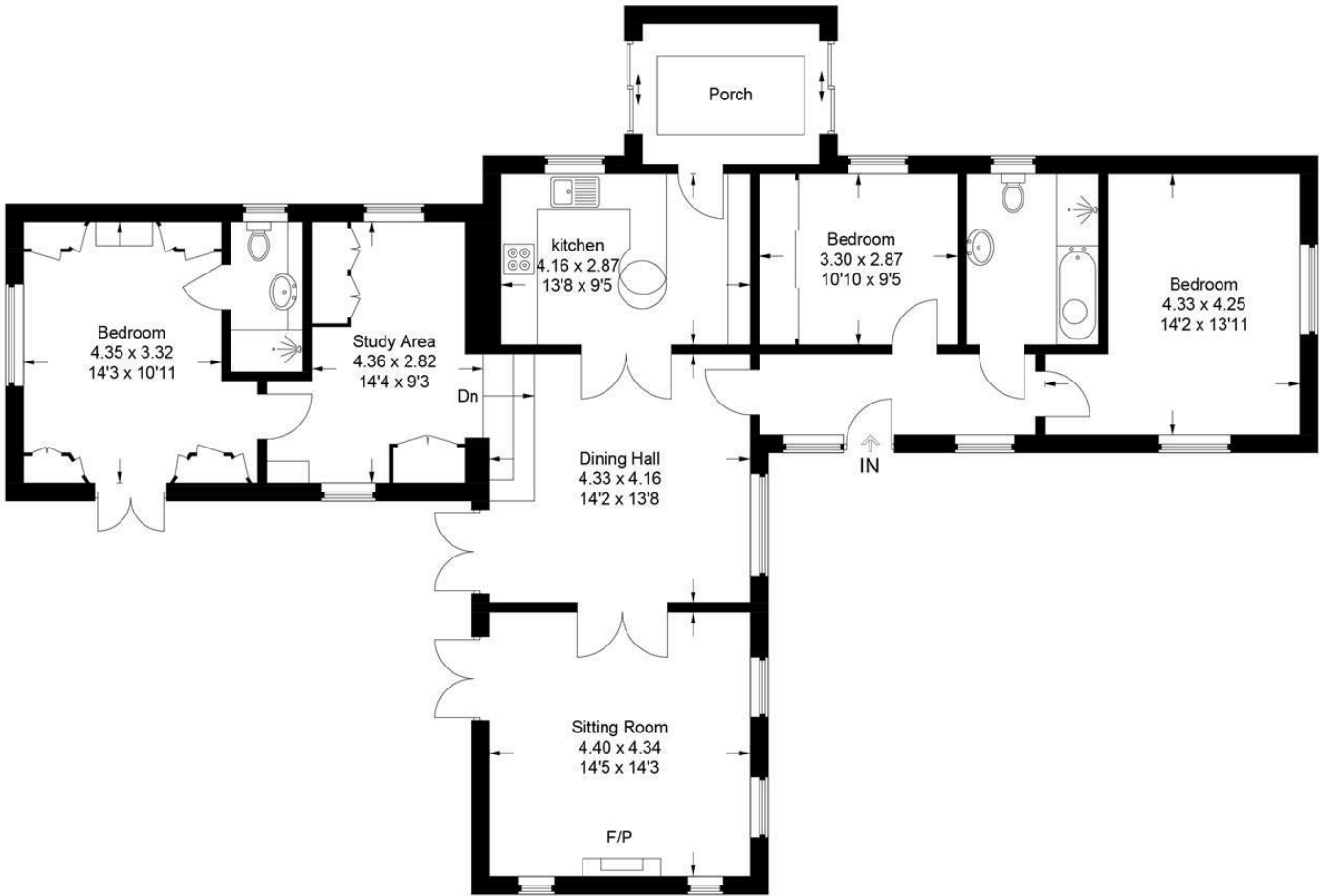
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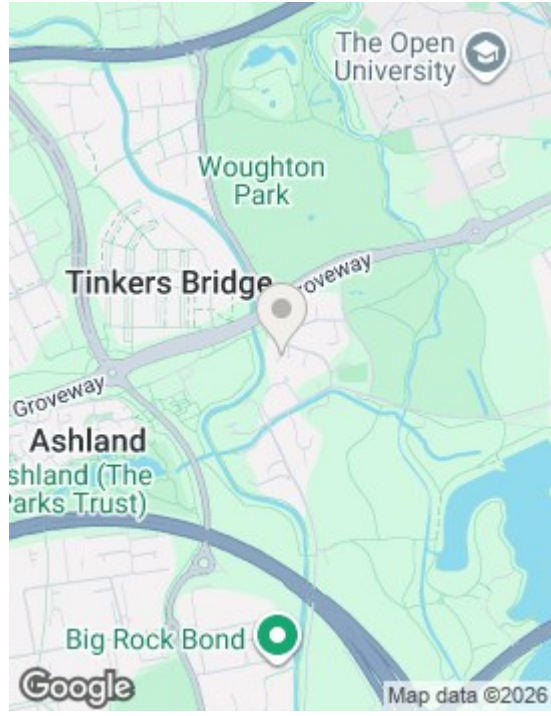








This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

