





£700,000

Positioned in a secluded cul-de-sac location on Nans Garden in the sought after Milton Keynes village of Newton Longville is this modern four bedroom detached family residence. Presented in our opinion in immaculate condition throughout the property boasts a kitchen/diner, utility room, downstairs cloakroom, lounge and conservatory on the ground level. The first floor comprises four bedrooms with the master bedroom benefiting from an en-suite and a family bathroom. Externally the property offers ample off road parking, a double garage with the roof space being used as an office and a wrap around garden with a home office. Further benefits include being in Aylesbury Vale District Council therefore in catchment for the Grammar schools.

Property Description

ENTRANCE

Composite door to entrance hall.

ENTRANCE HALL

Open to kitchen/diner, wooden floor, wooden beams.

KITCHEN/DINER

Two double glazed windows to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, part tiled walls, one and a half porcelain sink with mixer tap, space for 'Range' cooker, space for fridge/freezer, integrated dishwasher, two radiators, wall mounted boiler, wooden floor, door to utility room.

UTILITY ROOM

Double glazed wooden window to side, single glazed wooden door to side. Space for tumble dryer and washing machine, wall mounted and floor standing units with square edge work surface, part tiled walls, radiator, storage cupboard, wooden floor, wooden beams.

LOBBY

Doors to cloakroom and lounge, stairs rising to first floor.

CLOAKROOM

Frosted double glazed wooden window to side aspect. Low level w.c., wash hand basin with mixer tap, radiator, splash back tiling, wooden floor.

LOUNGE

Double glazed window to rear aspect. Radiator, wooden floor, brick surround log burner fireplace, wooden beams, door to conservatory.

CONSERVATORY

Double glazed bi-folding doors to side aspect, two double glazed windows to rear, electric radiator.

LANDING

Double glazed wooden window to side aspect. Access to loft space, wooden beams, doors to bedrooms and bathroom.

LOFT SPACE

Double glazed velux window, fully boarded, insulated, power and light.

BEDROOM ONE

Double glazed wooden window to rear aspect. Radiator, built in wardrobe, exposed brick wall, wooden beams, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Vanity wash hand basin with mixer tap, low level w.c. full length shower cubicle, part tiled walls, heated towel rail, wooden beams.

BEDROOM TWO

Double glazed wooden window to rear aspect. Wooden beams, radiator.

BEDROOM THREE

Double glazed wooden window to front aspect. Radiator, wooden beams.

BEDROOM FOUR

Double glazed wooden window to front aspect. Radiator, wooden beams.

BATHROOM

Frosted double glazed wooden window to front aspect. Low level w.c., wash hand basin with mixer tap, fully tiled walls, 'P' shaped bath with shower attachment over mixer tap, heated towel rail, wooden floor, wooden beams.

OUTSIDE

DOUBLE GARAGE & PARKING

Barn style electric doors, additional door to front, power and light, off road parking for four to five cars.

OFFICE ABOVE GARAGE

Double glazed window to side aspect. Electric fireplace, single glazed wooden door, steps to garden.

FRONT GARDEN

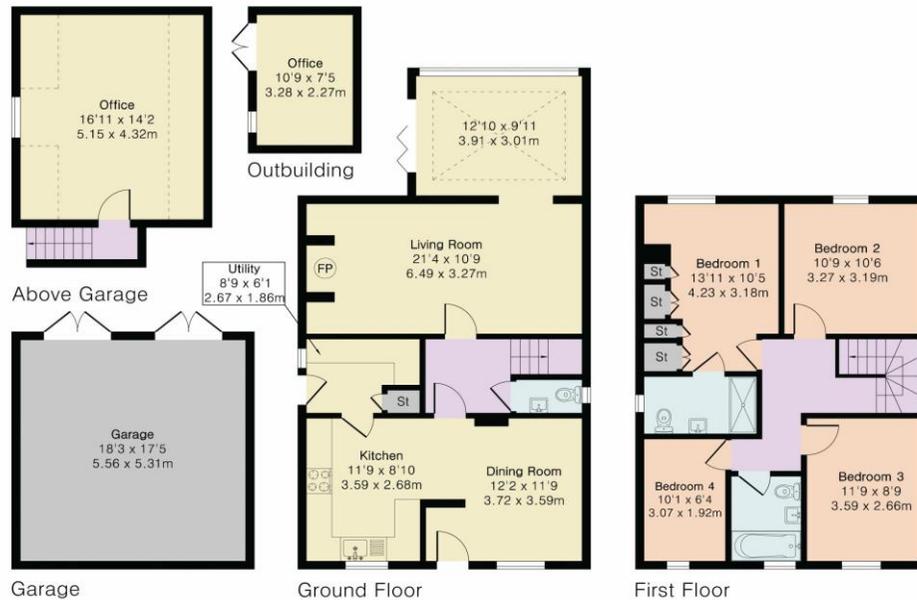
Laid to gravel, pathway to front door, bush border, slate chippings, planter, outside tap.

REAR GARDEN

Mainly laid to lawn, outdoor office with power and light, covered patio area, artificial grass, side gated access, tree/bush border, flower border, enclosed by fencing panels, steps to outdoor office above garage

**Approximate Gross Internal Area 2026 sq ft - 188 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 762 sq ft – 71 sq m
 First Floor Area 627 sq ft – 58 sq m
 Garage Area 318 sq ft – 30 sq m
 Above Garage Area 239 sq ft – 22 sq m
 Outbuilding Area 80 sq ft – 7 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC
		WWW.EPC4U.COM



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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