



21 Colchester Court  
Milton Keynes, MK3 6BG



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



"A Warm Welcome..."

...to this fantastic three-bedroom semi-detached home boasting a well presented interior throughout, a garage and a delightful rear garden!

Built in 2003 by Bryant Homes, the property is set on the popular residential development with excellent travel links to London, and Bletchley town centre and other local amenities within walking distance.

Welcoming entrance hall with a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring dual aspect windows flooding the room with natural light.

Well presented kitchen room with tiled effect flooring, a window to the rear elevation and a door out to the garden. The kitchen comprises an array of eye and base level units, worksurface, a ceramic single bowl kitchen sink with drainer and mixer tap, a single oven, a four ring gas hob and space for a fridge/freezer, dishwasher and a washing machine.

Guest WC with a wash hand basin and a low level WC.

Stairs rise to the first floor landing with airing cupboard and a loft hatch.

Three well proportioned bedrooms, two being double in size, with the main bedroom featuring dual aspect windows, and a modern ensuite shower room.

Family bathroom complete with tiled effect flooring, attractive wall tiling, a panel enclosed bath with a shower screen and shower over, a wash hand basin and a wall hung low level WC.

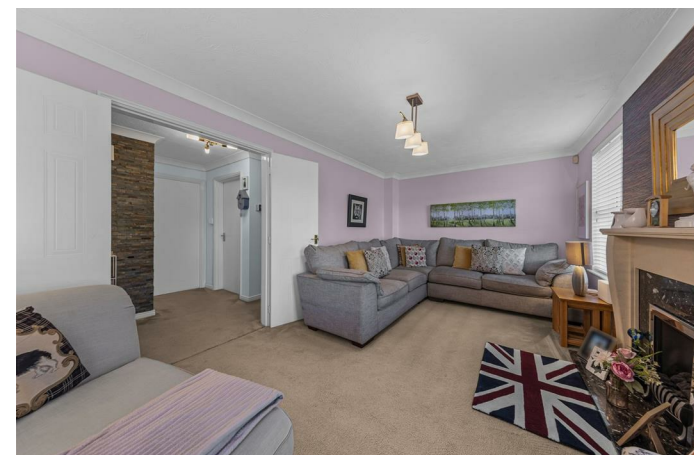
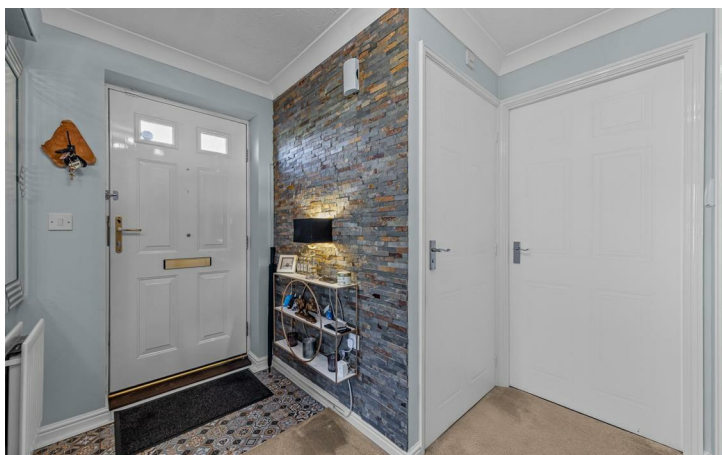
Single garage with a manual up and over door and off road parking to front.

Nestled within a desirable cul-de-sac, the property boasts a neat and attractive frontage, a single garage and driveway providing off road parking.

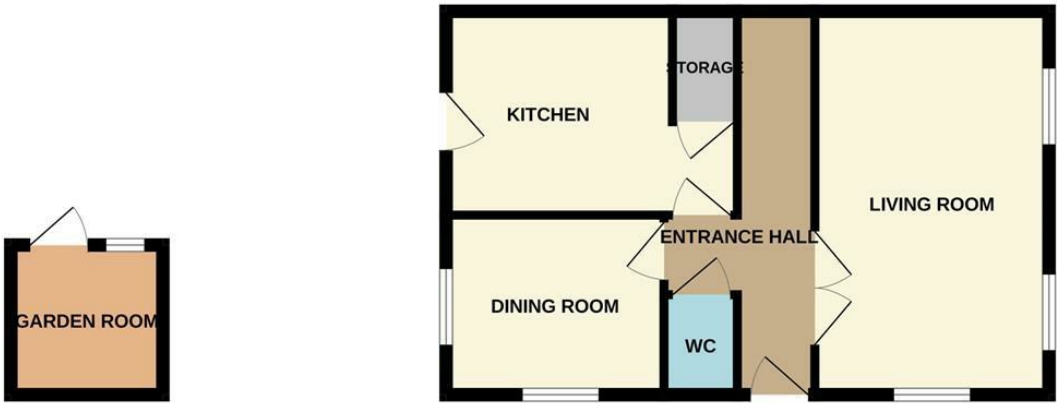
The delightful rear garden has been beautifully designed boasting a variety of sections to enjoy throughout the day. The garden features a generous paved patio area, a well kept lawn, and an array of planted and gravelled borders.



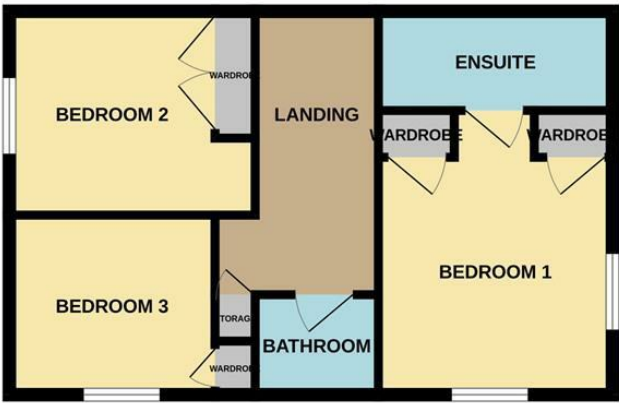
Offers over £375,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 80        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







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