



Alderney Avenue, Newton Leys, MK3 5GX

Guide Price: £390,000 Freehold



Situated on the popular Newton Leys residential area is this three bedroom town house that has been extended and improved by its current owners. The property has a modern open plan ground floor and three bedrooms, and two bathrooms. Viewing is highly recommended.



# Alderney Avenue

## Newton Leys, MK3 5GX



Newton Leys has the beautiful Buckinghamshire countryside on its doorstep and is conveniently located with access to the Leighton Buzzard Bypass and A5, it also gives good road links to Milton Keynes, Leighton Buzzard and the M1. You have a choice of either Bletchley or Leighton Buzzard Train Stations which both offer services directly into London Euston and Birmingham. Primary and Secondary schooling is nearby and within walking distance is Newton Leys District Centre which includes an Asda supermarket and take aways or you could visit the family friendly pub/restaurant.



From the entrance hall has stairs rising to the first floor (with pull out storage and a storage cupboard), a door to the downstairs cloakroom, and then through into the open plan kitchen/dining/living area.

The kitchen, refitted in 2023, features a stylish range of sleek units and drawers, with wall units enhanced by under unit lighting. Complementary work surfaces incorporate a 'Neff Flex' induction hob with extractor and an inset sink.

A comprehensive selection of integrated appliances includes a Neff slide-and-hide oven, combi microwave, fridge freezer, dishwasher, and washing machine. The space is well designed to accommodate a large dining table and chairs, making it both practical and sociable.

The living room area is spacious, featuring double doors with side panels that open out to and overlook the rear garden. A roof skylight further enhances the space, allowing additional natural light to flow in.

From the first-floor landing, a door leads through to a secondary landing with stairs rising to the top floor. Further doors provide access to the family bathroom, fitted with a modern white suite and fully tiled, a double bedroom with two front-facing windows, and a generously sized single bedroom.

The top floor is dedicated to the primary bedroom, featuring both a dormer and a velux style window. A wall of built-in wardrobes provides excellent storage, while a private en-suite completes this impressive space.

Externally to the front is a small garden area planted with shrubs to the side is the driveway leading to the carport (currently part with shed under) and gated access to the rear garden. The garden is landscaped with great patio areas, artificial lawn and to the rear of the garden plants and shrub beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - best running costs		
(93-100) <b>A</b>		94
(81-92) <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		
England & Wales	EU Directive 2002/91/EC	

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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