



**Mortons Fork
Blue Bridge, Milton Keynes MK13 0LA
£635,000**

1st Choice Properties are delighted to receive instruction to offer for sale this immaculate three bedroom, three en-suites extended detached family bungalow which is set in a quiet Cul-de-sac location. On the popular development of Blue Bridge, Blue Bridge and Bancroft Park nearby, belong to the Roman Park Residents Club, an exclusive facility for the residents which was formed in 1987. The club provides several leisure facilities and organises many function and entertainment events. The property offers large and versatile living accommodation and benefits from double glazing, gas to radiator heating. The accommodation comprises of a large, vaulted ceiling entrance hall, vaulted ceiling Lounge, Dining Room, Sun Lounge, Kitchen/breakfast Room, three bedrooms and three en-suites, mature gardens, large driveway, and a detached double garage. To avoid disappointment, we strongly recommend an early inspection.

Entrance

Entrance vestibule , double glazed door with obscure glazed side panel, Pir carriage light,

Entrance Hall



Radiator, wood flooring, pine vaulted ceiling. Panel doors to

Lounge

20'7 x 12'1 (6.27m x 3.68m)



Wood flooring, two radiators, feature brick fireplace with coal effect gas fire, quarry tiled hearth and raised side plinths, wall light points, pine vaulted ceiling, double glazed window side aspect, double glazed sliding patio doors to:

Sun Room

15' x 10'9 (4.57m x 3.28m)



Dwarf wall and upvc double glazed construction, power and lights , ceramic tiled flooring , French doors to garden door and dining room;

Dining Room

9'10 x 14'6 (3.00m x 4.42m)



Radiator, coving to ceiling, laminate flooring, double glazed window to side aspect

Kitchen/ Breakfast Room

10'2 17'5 (3.10m 5.31m)



Fitted with a range of matching base and wall mounted units, double bowl stainless steel sink unit ,with swan neck mixer tap, ceramic tiled surround, fitted electric hob with extractor hood over, double oven, wall mounted gas boiler serving domestic and general hot water system, access to loft space,, plumbing for dishwasher, breakfast bar for two, space for Fridge and Freezer double glazed windows to front and side aspect , Double glazed sliding door to sun room.

Master Bedroom

15'11 x 14'9 (4.85m x 4.50m)



Carpet as fitted, double panel radiator, a range of built-in wardrobes which provides hanging clothes rail and shelving, blanket boxes above, two sky light windows, double glazed window to front aspect. door to:

Ensuite Shower Room



Double shower glass enclosure with shower, hand wash basin with mixer tap, mounted in vanity unit with storage cupboard below, wall mounted mirror with lights above, hidden low level wc cistern, fully ceramic tiled walls and floor, extractor fan, chrome heated towel rail, skylight window. underfloor heating.

Utility Room

A range of base and wall mounted units providing storage space and work surfaces, single drainer, single bowl stainless steel sink unit, plumbing for automatic washing machine. ceramic tiled floor, double glazed window to side aspect.

Bedroom Two

16'3 x 14'3 (max) (4.95m x 4.34m (max))



Fitted carpet, double panel radiator, a range of built-in wardrobes providing hanging clothes rail and shelving,, double glazed window to side aspect. two double glazed French doors to garden.

Ensuite Bathroom



Fitted white 3 piece suite comprising of panel bath with shower over, shower curtain and rail, low level Wc and a wash hand basin mounted in vanity with drawers and cupboards under,, Airing cupboard full height ceramic tiled walls and floor, wall mounted mirror, radiator, double glazed window to side aspect .

Bedroom Three

10'8 x 11'8 (3.25m x 3.56m)



Fitted carpet, single panel radiator, a range of built-in with blanket boxes above and matching bedside cabinets, double glazed window to front aspect.

Dressing Room

Mirror sliding doors to provide hanging clothes rail and shelving,

Ensuite Shower Room



Fitted three piece suite comprising of low-level wc, wash hand basin mounted in vanity unit with storage cupboard below, fully enclosed shower enclosure , full height ceramic tiled wall and floor, radiator , double glazed window to side aspect.

Rear Garden



Laid to lawn which wraps around to the side and rear of the property with well manicured flower and herbaceous borders and beds, secret garden, laid patio, outside taps, electric power points and security lights, gated access on side enclosed by mature hedge row and fencing.

Driveway

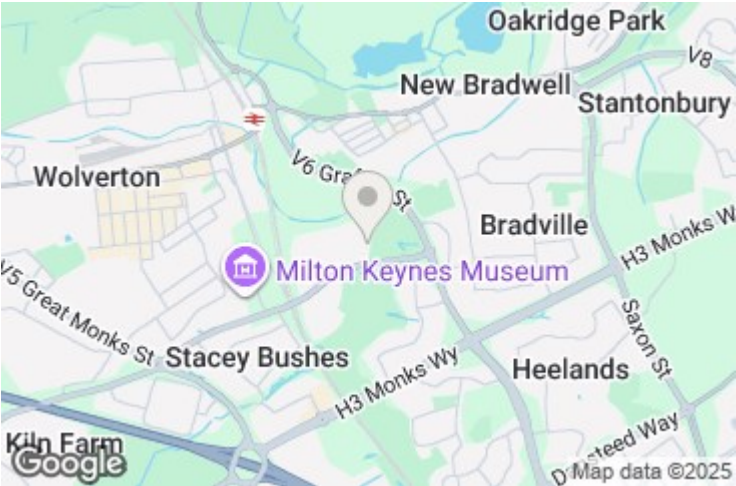
Block paved driveway for four or more vehicles leading to :

Detached Double Garage

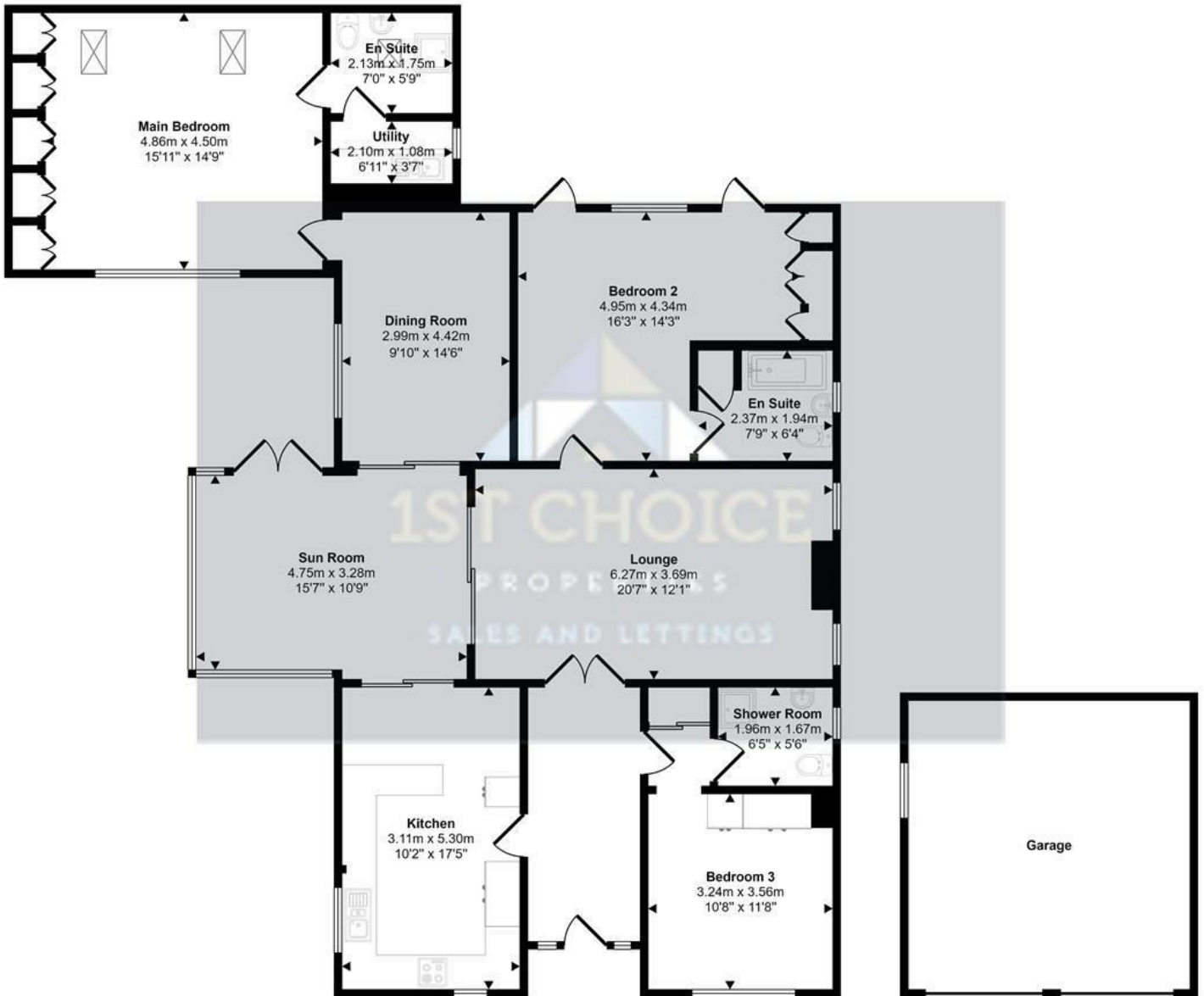
Detached double garage with electric up and over doors, power and light.

NB NOTES

Annual Subscription To Roman Park Management Ltd
Currently £168.00 PA



Approx Gross Internal Area
182 sq m / 1954 sq ft



Floorplan
Approx 157 sq m / 1685 sq ft

Garage
Approx 25 sq m / 269 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	
England & Wales	EU Directive 2002/91/EC	

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