



Connells
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FOR SALE

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Marius Grove
Fairfields MILTON KEYNES

Marius Grove Fairfields MILTON KEYNES MK11 4DH

for sale offers in excess of
£375,000



Property Description

This stunning three bedroom semi detached property, situated in the highly desired area of Fairfields, Milton Keynes. With benefits including a landscaped rear garden, spacious interior, solar panels, master bedroom with en suite and being just a short drive to local shops and amenities, this property is certainly not one to be missed!

This lovely home was built by David Wilson Homes in 2020 and is presented in a great condition, decorated in neutral colours throughout, perfect for those looking to move straight in, unpack their boxes and start living! The property is situated down a quiet cul-de-sac and offers an attractive exterior with a shingled area with mature plants. There is a driveway at the front providing off road parking for two cars, with gated access to the rear garden. Entering the property you are greeted with a bright and welcoming entrance hall with doors leading to various rooms throughout, including the downstairs cloakroom and stairs rising to the first floor. The lounge is to the front, kitchen diner, boasting built in appliances.

Patio doors leading to the rear garden, creating a great indoor outdoor flow in the summertime. The first floor landing you will find the master bedroom with en suite & two further bedrooms and the family bathroom. Outside the rear garden is landscaped with artificial grass and patio area.

The property is just a short drive from the sought after Watling Academy, which has

been rated Outstanding by Ofsted.

Entrance Hall

Double glazed front door. Doors leading to cloakroom and lounge. Storage cupboard. Radiator.

Cloakroom

Close coupled w.c., pedestal wash hand basin. Tiled to splash back.

Lounge

15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed window to front aspect. Storage cupboard.

Kitchen / Diner

11' 2" x 15' 9" (3.40m x 4.80m)

Fitted kitchen with base and eye level units with complimentary work surface over. Built-in oven and gas hob. Extractor fan. integrated fridge/freezer, dishwasher and washer dryer. Double glazed window and patio doors to garden.

First Floor Landing

Airing cupboard. Loft hatch. Doors to all rooms.

Bedroom 1

9' 10" x 10' 6" (3.00m x 3.20m)

Double glazed window to rear aspect. Air con.

Ensuite

Shower cubicle. Close coupled w.c., pedestal wash hand basin. Extractor.

Bedroom 2

7' 10" x 13' 1" (2.39m x 3.99m)

Double glazed window to front aspect.

Bedroom 3

7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed window to front aspect. Air con.

Bathroom

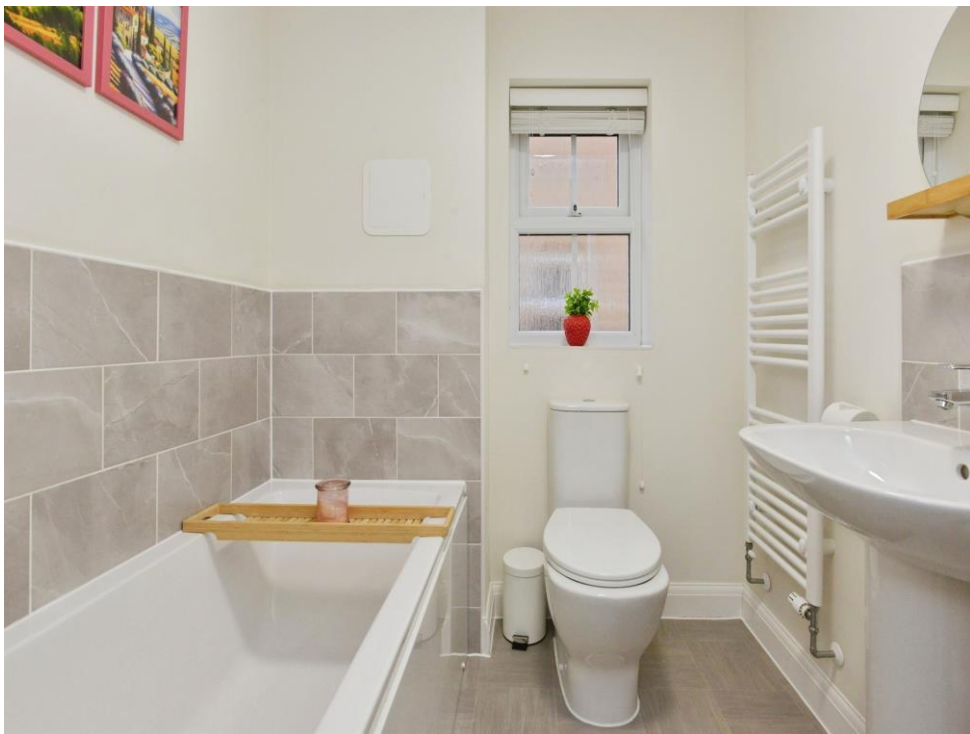
Panel bath. Close coupled w.c., pedestal wash hand basin. Towel rail. Double glazed window to side aspect.

Outside

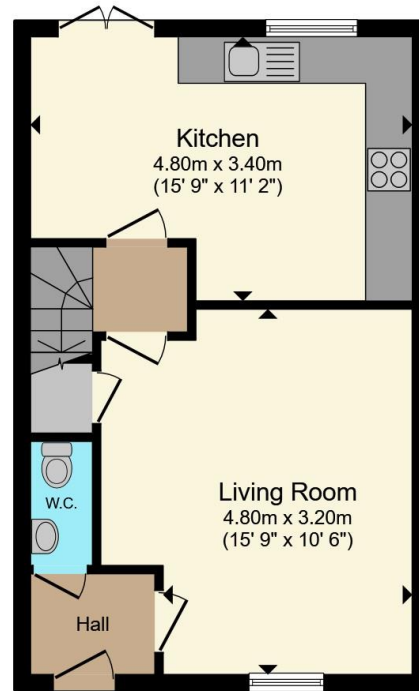
Rear Garden

Astro turf. Side access. Shed.

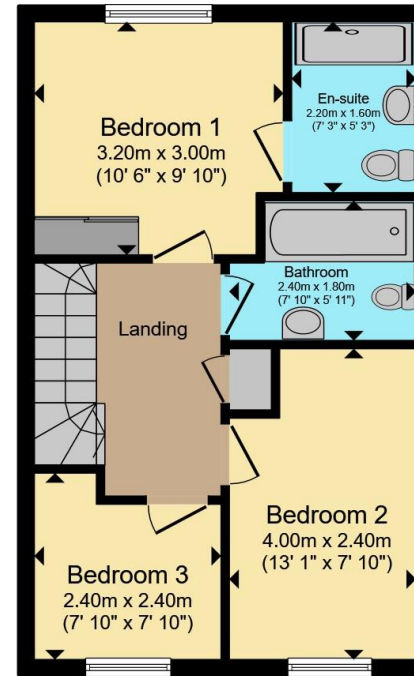








Ground Floor



First Floor

Total floor area 80.4 m² (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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MILTON KEYNES MK11 1AH

EPC Rating: A Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307247



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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