



# Peninsular Court Brooklands Milton Keynes MK10 7HA

for sale offers in excess of  
**£500,000**



## Property Description

Located in the ever-popular Brooklands area of Milton Keynes, this impressive double-fronted four-bedroom detached family home offers generous and flexible accommodation set across three well-planned floors.

Tastefully decorated throughout, the property combines contemporary style with practical family living.

The ground floor features a welcoming entrance hall, spacious living room, modern kitchen/dining room perfect for entertaining, and a convenient downstairs WC.

The upper floors provide four well-proportioned bedrooms, including two principal bedrooms benefiting from their own en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms, making this an ideal home for growing families or those seeking additional guest accommodation.

Externally, the property continues to impress with a beautifully maintained rear garden featuring a decked seating area, creating the perfect space for outdoor dining and summer entertaining. There is driveway parking alongside a garage, providing ample off-road parking and storage.

The area benefits from a range of nearby amenities including shops, supermarkets, cafes and leisure facilities, whilst Kingston Centre and Milton Keynes Centre are both within easy reach. Commuters will appreciate the excellent transport links with convenient access to the M1 motorway and Milton Keynes Central railway station, offering direct services to London and beyond.

## Entrance Hall

An elegant and welcoming entrance hall sets a refined tone from the moment you arrive. Beautifully proportioned and thoughtfully presented, this inviting space is enhanced by a radiator, creating a warm and comfortable atmosphere while providing a graceful introduction to the home's stylish accommodation.

## Cloakroom

Beautifully appointed and conveniently located, the cloakroom is finished to a high standard and comprises a stylish wash hand basin and WC. A radiator ensures year-round comfort, while the elegant presentation enhances both the practicality and sophistication of this essential ground-floor space.

## Lounge

A beautifully proportioned and elegant living room, bathed in natural light from three double glazed windows that create a bright and airy ambience throughout. The space is further enhanced by a radiator for year-round comfort, while French doors open seamlessly onto the rear garden, providing a wonderful connection between indoor and outdoor living and making this an ideal setting for both relaxing and entertaining.

## Kitchen

Exquisitely designed with both style and functionality in mind, the kitchen is beautifully finished with elegant porcelain flooring and an excellent range of fitted wall and base units, providing ample storage and preparation space. High-quality integrated appliances include a dishwasher, oven, extractor hood and hob, while a dedicated fridge cupboard ensures a seamless and sophisticated finish. Illuminated by contemporary spotlights and complemented by two radiators for comfort, this exceptional kitchen offers the perfect setting for both everyday living and effortless entertaining.

## First Floor

### Landing

Two double glazed windows, storage cupboards and wall mounted radiator.

### Bedroom One

Fitted wardrobes, two double glazed window and a wall mounted radiator.

### Bedroom One En-Suite

Three piece bathroom suite comprising enclosed shower cubicle, WC and wash hand basin with heated towel rail style radiator.

### Bedroom Four

Two double glazed windows and wall mounted radiator.

### Family Bathroom

Three piece suite comprising bath tub, WC & wash hand basin, heated towel rail style radiator and double glazed window with partially tiled walls in water sensitive areas.

### Second Floor Bedroom Two

Double glazed window & skylight window, fitted wardrobes, radiator and access to Jack & Jill bathroom.

## Jack & Jill Bathroom

Access via the landing and bedroom two, a three piece suite comprising enclosed shower cubicle, WC & wash hand basin, partially tiled walls to water sensitive areas and a skylight window.

## Bedroom Three

Double glazed window and skylight window & wall mounted radiator.

## Rear Garden

A delightful and thoughtfully arranged rear garden, offering a tranquil retreat from the demands of everyday life. Enjoying the convenience of side gate access, this attractive outdoor space is further enhanced by a charming water feature, creating a peaceful ambience and a wonderful focal point. Ideal for relaxing, entertaining, or simply unwinding in a private setting, the garden provides an inviting extension of the home's living accommodation.

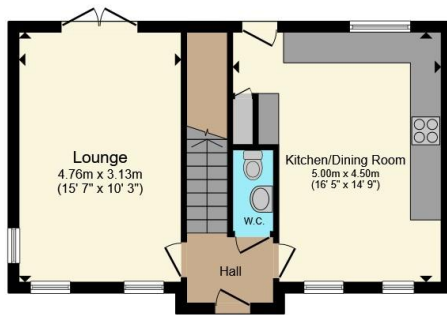
## Parking

Providing secure and practical off-road parking, the property benefits from a well-proportioned garage fitted with a traditional up-and-over door. Offering excellent versatility, this valuable space is ideal for vehicle storage, additional household storage requirements, or potential workshop use, further enhancing the home's convenience and appeal.

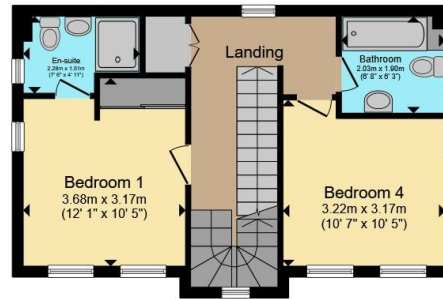
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

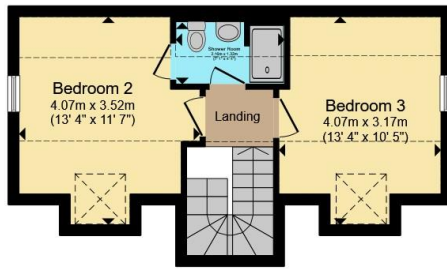




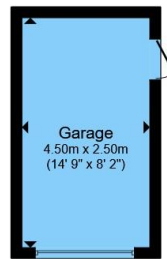
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 125.3 m<sup>2</sup> (1,348 sq.ft.) approx

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EPC Rating: B Council Tax Band: E

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Tenure: Freehold



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