



10 Hillbeck Grove, Milton Keynes, MK10 9JJ
Offers In Excess Of £450,000

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Nestled in the desirable Hillbeck Grove, Middleton, this charming end town house presents an excellent opportunity for families seeking a spacious and comfortable home in Milton Keynes. With four generously sized double bedrooms, this property is perfect for those who value space and flexibility.

The heart of the home is the inviting kitchen and dining room, which provides an ideal setting for family meals and entertaining guests. The layout is designed to maximise both functionality and comfort, ensuring that every corner of the home is utilised effectively.

In addition to the ample living space, the property boasts two well-appointed bathrooms, catering to the needs of a busy household. The inclusion of a reception room adds further versatility, allowing for a cosy lounge or a play area for children.

Hallway

Entrance to Hallway. Doors to Lounge, Kitchen, Cloakroom. Stairs to first floor landing.

Lounge

17'0" x 10'5" (5.2 x 3.2)
Patio Doors to rear garden, window to front aspect. Wood flooring

Kitchen / Dining Room

17'0" x 9'10" (5.2 x 3)
Fitted kitchen complete with integrated dishwasher. Window to front and rear. Ceramic tiled flooring

Utility Room

6'2" x 6'2" (1.9 x 1.9)
Washing machine and fridge freezer, door to rear garden

Bedroom One

10'5" x 10'5" (3.2 x 3.2)
Built in wardrobes, window to front aspect, door to en-suite

En-Suite

Three piece suite comprising of double shower cubicle, WC & Hand wash basin fitted in vanity unit

Bedroom Three

10'7" x 10'2" (3.25 x 3.10)
Window to front aspect walk in wardrobe

Bathroom

Three piece suite comprising of Bath, WC & Wash basin

Bedroom Two

13'1" x 10'7" (4 x 3.25)
Window to front aspect. Wood flooring

Bedroom Four

12'5" x 10'4" (3.8 x 3.15)
Window to front aspect, wood flooring

Rear Garden

Mainly laid to lawn with shrub borders, access to garage

Garage

Single garage with up and over door, power and lighting

Directions

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