



Connells

Burgess Avenue
Eaton Leys Milton Keynes



Property Description

Connells Estate Agents are delighted to present this immaculately presented five bedroom detached family home, set within the highly sought-after Eaton Leys development in Milton Keynes. Beautifully appointed throughout and offering exceptional versatility, this substantial residence is perfectly designed for modern family living.

Accommodation comprises entrance hall, a dual-aspect living room, downstairs WC, a generously sized dining room/ family room, an immaculately presented kitchen/dining room and a utility room all situated on the ground floor. To the first floor there are four well-proportioned spacious bedrooms, an en-suite supporting bedroom two and a family bathroom. To the second floor there is a generously sized master bedroom benefitting from an en-suite, a study/landing area and a dressing room. Outside the property benefits from driveway parking for four cars situated in front of a double garage and a landscaped garden to the rear.

Eaton Leys is a popular modern development on the southern edge of Milton Keynes, offering a peaceful semi-rural setting with excellent access to local amenities, schools and transport links. The area is surrounded by open countryside and scenic walking routes, including a notable area of archaeological interest featuring preserved roman-style ruins and historic landscape features directly neighbouring the development.

Entrance Hall

Wall mounted radiator.

Cloakroom

WC and pedestal wash hand basin. Built-in storage cupboard. Wall mounted radiator. Extractor fan.

Living Room

24' 1" x 11' 5" (7.34m x 3.48m)
A dual-aspect living room benefitting from a UPVC double-glazed window to front aspect and UPVC patio door to rear aspect to access the garden. Two wall mounted radiators.

Dining Room/Family Room

13' 6" x 9' 1" (4.11m x 2.77m)
A generously sized dining/family room UPVC double-glazed window to front and side aspects. Wall mounted radiator.

Kitchen/Dining Room

20' 10" x 16' 8" (6.35m x 5.08m)
An immaculate kitchen benefitting from a range of wall and base level units. Integrated appliances including double oven, five ring gas hob, fridge freezer and dishwasher. Stainless steel sink and drainer. Recessed spotlights. Patio door to the garden.

Utility Room

6' 11" x 6' 5" (2.11m x 1.96m)
A range of wall and base level units. Door to the rear to access the garden. Built-in washing machine. Stainless steel sink and drainer. Extractor fan.

First Floor

Landing

Rise from the entrance hall. Built-in storage cupboard and airing cupboard. Wall mounted radiator. UPVC double-glazed window to front aspect. Access to four bedrooms and a family bathroom.

Bedroom Two

21' 7" Maximum x 14' (6.58m Maximum x 4.27m)
A generously sized double-bedroom benefitting from two built-in wardrobes,

two wall mounted radiators and two UPVC double-glazed window to side aspect.

En-Suite

A four-piece suite comprising WC, pedestal wash hand basin, shower cubicle and a bathtub. UPVC double-glazed opaque window to side aspect. Heated towel rail. Recessed spotlights and extractor fan.

Bedroom Three

15' 7" x 9' 4" (4.75m x 2.84m)

A double bedroom benefitting from UPVC double-glazed windows to front and side aspects. Wall mounted radiator.

Bedroom Four

12' 3" x 9' 2" (3.73m x 2.79m)

A double bedroom benefitting from UPVC double-glazed window to rear aspect and wall mounted radiator.

Bedroom Five

12' 5" x 8' 10" (3.78m x 2.69m)

A double bedroom benefitting from wall mounted radiator and UPVC double glazed window to front aspect.

Family Bathroom

A four-piece suite comprising WC, pedestal wash hand basin, shower cubicle and a bathtub. UPVC double-glazed opaque window to rear aspect. Extractor fan. Heated towel rail.

Second Floor

Landing/Study

13' 6" x 10' 2" (4.11m x 3.10m)

Rise from first floor landing. Two built-in storage cupboards. Wall mounted radiator. UPVC double-glazed window to front aspect.

Master Bedroom

17' 9" x 16' 7" (5.41m x 5.05m)

A generously sized double bedroom benefitting from a built-in wardrobe. Two UPVC double-glazed windows to rear aspect and one to front aspect. Air conditioning. Wall mounted radiator.

En-Suite

A three-piece suite benefitting from WC, pedestal wash hand basin and a walk-in shower. Heated towel rail. Extractor fan. UPVC double-glazed window to rear aspect.

Dressing Room

16' 6" x 9' 7" (5.03m x 2.92m)

Built-in wardrobe. Air conditioning. Two wall mounted radiators. Two UPVC double-glazed windows to side aspect.

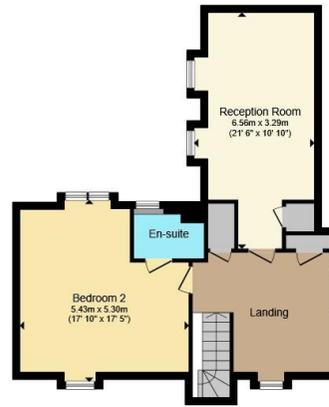




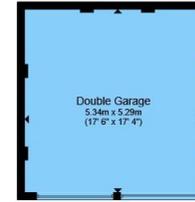
Ground Floor



First Floor



Second Floor



Garage

Total floor area 252.8 m² (2,722 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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EPC Rating: B Council Tax
 Band: G

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Tenure: Freehold



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