





**£570,000**

Positioned in a cul-de-sac location on the popular housing development of Tattenhoe on the West side of Milton Keynes is this four bedroom extended detached family home. The property has four double bedrooms with the main bedroom having an ensuite. A kitchen, dining room and a converted garage offering a study or additional bedroom with a utility room and WC. The lounge has been extended and offers a wood burner. Further benefits include being close to the Tattenhoe Valley Park offering picturesque views and walks.

# Property Description

## **ENTRANCE**

Metal door to entrance hall.

## **ENTRANCE HALL**

Radiator, stairs to first floor, doors to lounge, kitchen and study.

## **KITCHEN**

Double glazed windows to front and side aspects, frosted double glazed door to side. Range of wall mounted and floor standing units with roll top work surface and upstand, integrated double oven and five ring gas hob, extractor hood, wall mounted boiler, one and a half stainless steel sink with mixer tap, space for fridge/freezer, breakfast bar with wooden counter top, radiator.

## **DINING ROOM**

Two double glazed windows to rear aspect. Radiator, bi-fold doors to kitchen.

## **STUDY**

Double glazed window to front aspect. Radiator, door to utility/cloakroom.

## **UTILITY/CLOAKROOM**

Frosted double glazed window to side aspect. Radiator, low level w.c., wash hand basin, space for washing machine and tumble dryer, wall units.

## **LOUNGE**

Double glazed sliding door to rear aspect, double glazed door and window to side, two double glazed skylights. Log burner, radiator, door to dining room.

## **LANDING**

Access to loft space, two storage cupboards, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Built in wardrobe, radiator, door to en-suite.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Two double glazed windows to front aspect. Radiator, storage cupboard.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to side aspect. 'P' shaped bath with shower attachment over mixer tap, part tiled walls, low level w.c., wash hand basin, heated towel rail.

## **OUTSIDE**

### **PARKING**

Block paved driveway providing off road parking.

### **FRONT GARDEN**

Laid to shingle with bush border, pathway to front door, bike store.

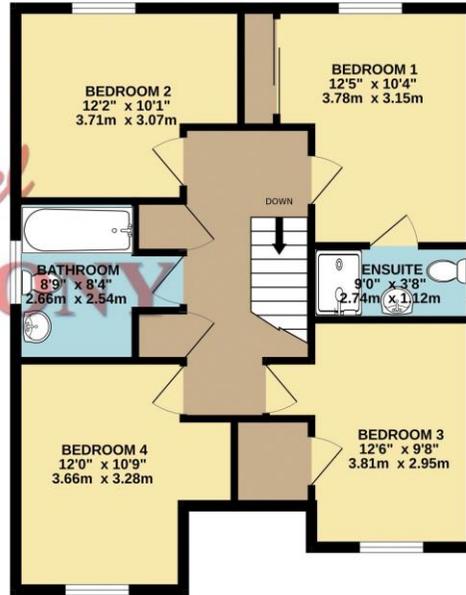
### **REAR GARDEN**

Patio area, tiered pond, shed, outside tap, side gated access, flower/tree border, retaining wood wall, enclosed by timber fencing panels, outside switched electric socket, wood store to side, low maintenance sedum green roof on extension.

GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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