





**£575,000**

Located on the modern development of Ashland in Milton Keynes is this five bedroom detached family home. The property boasts picturesque views over the lake and parklands from several rooms and also the private roof terrace. The accommodation is split over three floors, ground floor benefits from a lounge, dining room, downstairs cloakroom and kitchen/breakfast room. The first floor offers the main bedroom with en suite, family bathroom and two further bedrooms. The second floor benefits from having access to the roof terrace and two more bedrooms sharing a Jack and Jill en-suite. Externally is a private rear garden and a tandem length garage with ample parking. This property is being sold with no upper chain.

# Property Description

## ENTRANCE

Frosted double glazed window and double glazed wood effect composite door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, storage cupboard, radiator, doors to lounge, dining room, kitchen/breakfast room and cloakroom.

## CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., radiator, wash hand basin with mixer tap.

## LOUNGE

Double glazed window to front aspect, double glazed double doors to garden. Radiator.

## DINING ROOM

Two double glazed windows to side aspect, double glazed window to front. Radiator.

## KITCHEN/BREAKFAST ROOM

Double glazed windows to side and rear aspects. double glazed double doors to garden. Range of floor standing and wall mounted units with square edge work surface over, part tiled walls, one and a half stainless steel sink with mixer tap, integrated electric oven and induction hob with extractor hood over, space for washing machine, space or fridge/freezer, wall mounted boiler, tiled floor.

## LANDING

Double glazed window to side aspect. Stairs to second floor, doors to bedrooms, one, four and five, door to bathroom, radiator, storage cupboard.

## BEDROOM ONE

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

## EN-SUITE

Frosted double glazed window to front aspect. Wash hand basin, low level w.c., shower cubicle, part tiled walls, radiator.

## BEDROOM FOUR

Double glazed window to front aspect, two double glazed windows to side aspect. Radiator.

## BEDROOM FIVE

Double glazed windows to side and rear aspects. Radiator.

## BATHROOM

Frosted double glazed windows to side aspect. Part tiled walls, wash hand basin with mixer tap, low level w.c., panelled bath with shower attachment mixer tap, shower cubicle, radiator.

## SECOND FLOOR LANDING

Double glazed door to terrace, doors to bedrooms two and three, radiator, access to loft space.

## BEDROOM TWO

Double glazed window to front and rear aspects. Radiator, door to Jack and Jill en-suite.

## JACK & JILL EN-SUITE

Frosted double glazed window to front aspect. Radiator, low level w.c., wash hand basin, shower cubicle, part tiled walls.

## BEDROOM THREE

Double glazed window to front aspect, two double glazed windows to side aspect. Radiator, door to Jack and Jill en-suite.

## TERRACE

Views of the lake, patio, outside tap and light, electric.

## DRIVEWAY & TANDEM GARAGE

Shared gated driveway to garage, tandem garage with up and over door, power and lights.

## FRONT GARDEN

Pathway to front door, gravel border, bush border, outside light.

## REAR GARDEN

Laid to lawn with patio and gravel areas, pond, two side gated accesses, tree/shrub border, enclosed by timber fencing panels.

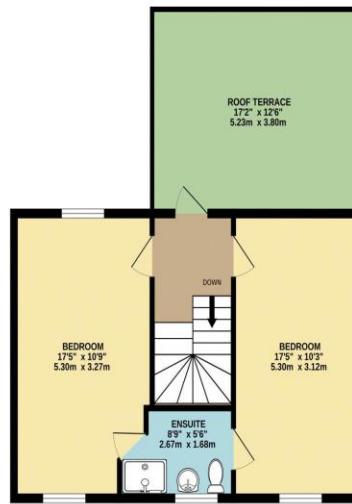
GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



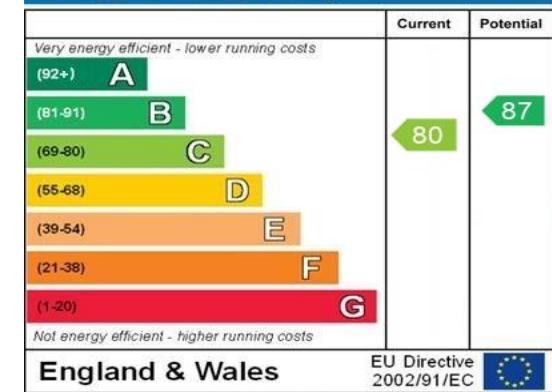
1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



### Energy Efficiency Rating



TOTAL FLOOR AREA: 1854 sq.ft. (172.3 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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