





**£700,000**

Located within the ever sought after location of Kingsmead ideally positioned within walking distance to the countryside as well as providing easy access to central Milton Keynes, this impressive five bedroom detached family home is offered to the market with many benefits including kitchen/breakfast room, two reception rooms, en-suite to main bedroom, Jack & Jill en-suite to bedrooms two and three, family bathroom and additional downstairs cloakroom, gardens, double garage and driveway parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs to first floor landing, doors to lounge, study/snug, cloakroom and kitchen/diner.

## **CLOAKROOM**

Frosted double glazed window to front aspect. Low level w.c., pedestal wash hand basin, radiator, part tiled walls.

## **LOUNGE**

Double glazed window to front aspect, double glazed door to rear. Television point, radiator, feature fireplace, aircon unit.

## **STUDY/SNUG**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINER**

Double glazed window to rear aspect, double glazed door and windows to side aspect. Range of wall mounted and floor standing units with work surface over, splash back tiling, RGB under unit lighting, oven and hob with extractor hood over, one and a half single drainer sink with mixer tap, built in fridge/freezer and dishwasher, door to utility room.

## **UTILITY ROOM**

Double glazed door to rear aspect. Single drainer sink with mixer tap, floor standing units with roll edge work surface, wall mounted boiler, radiator, plumbing for washing machine radiator.

## **LANDING**

Double glazed window to front aspect. Radiator, airing cupboard housing hot water tank, doors to bedrooms one, four and five, door to bathroom.

## **BEDROOM ONE**

Double glazed windows to front and rear aspects. Walk in dressing room, radiator, door to en-suite.

## **EN-SUITE**

Frosted double glazed window to rear aspect. Fully tiled shower cubicle, panelled bath with mixer tap and shower attachment, part tiled walls, low level w.c., pedestal wash hand basin, radiator.

## **BEDROOM FOUR**

Double glazed window to side aspect. Built in wardrobe, radiator.

## **BEDROOM FIVE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to side aspect. Panelled bath with mixer tap, fully tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, extractor fan, radiator.

## **SECOND FLOOR LANDING**

Double glazed window to front aspect. Radiator, doors to bedrooms two and three, door to storage cupboard.

## **BEDROOM TWO**

Double glazed windows to front and side aspects. Built in wardrobe, radiator, door to Jack and Jill en-suite.

## **JACK & JILL EN-SUITE**

Double glazed skylight. Pedestal wash hand basin, splash back tiling, radiator, low level w.c., part tiled walls fully tiled shower cubicle, extractor fan.

## **BEDROOM THREE**

Double glazed windows to front and side aspects. Radiator, built in wardrobe, access to loft space, door to Jack and Jill en-suite.

## **GARAGE & PARKING**

Electric garage door, power and light, driveway providing off road parking for numerous cars.

## **FRONT GARDEN**

Pathway to front door, flower and shrub beds, outside light.

## **REAR GARDEN**

Laid to lawn with flower and shrub beds, outside light, outside tap, side gated access, enclosed by timber fencing panels.

**Approximate Gross Internal Area 2195 sq ft - 204 sq m  
(Excluding Garage)**

Ground Floor Area 815 sq ft - 76 sq m

First Floor Area 808 sq ft - 75 sq m

Second Floor Area 572 sq ft - 53 sq m

Garage Area 255 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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