





Guide Price
£550,000

Offered to the market with no upper chain, is this four-bedroom detached property located in the popular area of Broughton. Providing a dual aspect sitting room, four double bedrooms, a four-piece family bathroom and an en-suite the main bedroom, the property also boasts a large south-facing rear garden, solar panels, and a double garage with driveway parking for multiple vehicles to the rear.

Property Description

ENTRANCE

Double glazed front door to:

ENTRANCE HALL

Doors to downstairs cloakroom, kitchen/breakfast room, dining room and sitting room, under stairs storage cupboard, stairs rising to first floor, wood effect laminate flooring.

CLOAKROOM

Obscure double glazed window to the front, low level WC with push button flush, wall-mounted wash hand basin, splashback tiling, radiator, tiled floor.

SITTING ROOM

Double glazed window to the front, double glazed window to the side, double glazed windows to the rear, double glazed French doors to garden, television point, telephone point, two radiators.

DINING ROOM

Double glazed window to the rear, double glazed French doors to the garden, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to the rear, door to utility, fitted with a range of base and eye level units with rolled edge work surface over, stainless steel sink unit with mixer tap over, integrated electric double oven, four-ring gas hob with extractor hood over, space for dishwasher, American-style fridge freezer, splashback, tiled floor, cupboard housing wall-mounted boiler, spotlights.

UTILITY

Obscure double glazed door to garden, base level units with rolled edge work surface over, stainless steel sink unit with mixer tap over, space for washing machine, radiator, tiled floor.

LANDING

Two double glazed windows to the front, doors to all bedrooms and bathroom, airing cupboard housing hot water tank, storage cupboard, radiator.

BEDROOM ONE

Double glazed window to the rear, double glazed window to the side, door to en-suite, two built-in wardrobes, radiator, television point.

EN-SUITE

Obscure double glazed window to the side, low level WC with push button flush, pedestal wash hand basin, shower cubicle with wall-mounted shower and rainfall shower head, extractor fan, radiator, splashback tiling, shaver point.

BEDROOM TWO

Double glazed window to the rear, double glazed window to the side, two built-in wardrobes, radiator.

BEDROOM THREE

Double glazed window to the rear, radiator, access to loft space with light.

BEDROOM FOUR

Double glazed window to the front, radiator.

BATHROOM

Obscure double glazed windows to the front and to the side, low level WC with push button flush, pedestal wash hand basin, panelled bath, fully tiled shower cubicle with wall-mounted shower, part tiled walls, radiator, spotlights, extractor fan, tiled floor.

OUTSIDE

GARAGE/PARKING

Double garage with power and lighting, two metal up and over doors. Block paved driveway to the rear providing parking for multiple vehicles.

FRONT GARDEN

Block paved and gravel.

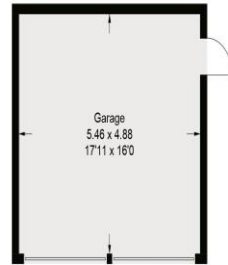
REAR GARDEN

Laid to lawn, enclosed by timber fence panelling, patio area, shrub and hedge border, outside tap, outside light, gravel/slate areas, rear gated access, courtyard area. Door to garage, storage cupboard.

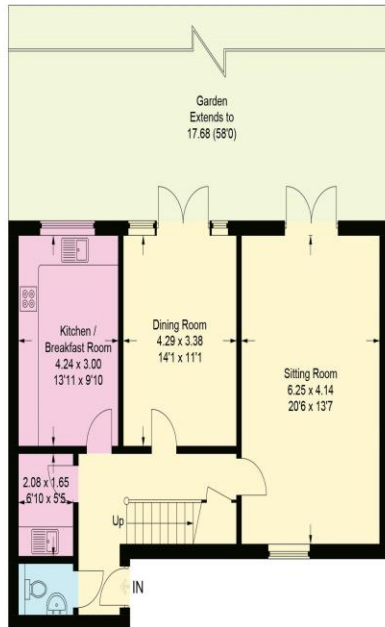
OTHER

Solar panels

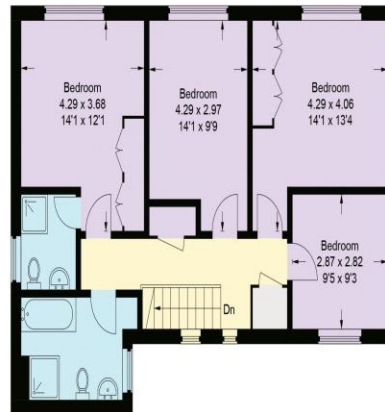
Approximate Gross Internal Area
 Ground Floor = 73.4 sq m / 790 sq ft
 First Floor = 73.7 sq m / 793 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Total = 173.8 sq m / 1,870 sq ft



(Not Shown In Actual Location / Orientation)



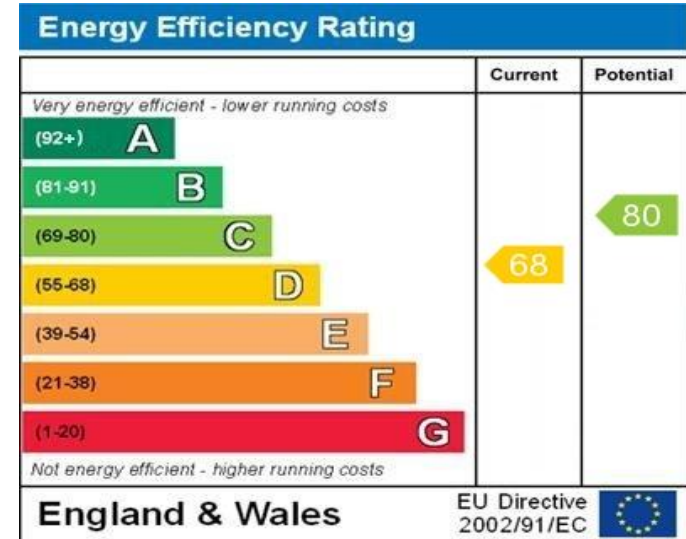
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
 01908 393 553 | miltonkeynes@maea.co.uk