



- ❖ Modern Four Bedroom Detached
- ❖ Views Over Surrounding Countryside
- ❖ Living Room, Dining Room & Study
- ❖ Kitchen With Breakfast Area
- ❖ Double Detached Garage
- ❖ Sought After Cul De Sac Location
- ❖ Bathroom & Separate Shower Room
- ❖ Income Generating Solar Panels
- ❖ EPC Rating - TBC

39 Malting Close, Stoke Goldington
£435,000 Freehold



39 Malting Close, Stoke Goldington, Buckinghamshire, MK16 8NX

A modern four bedroom detached family home located in the highly regarded village of Stoke Goldington, positioned in a secluded spot at the end of a cul de sac with views across surrounding countryside. The property has been extended to provide a good sized kitchen/breakfast room with French doors leading out to the garden, there is a dual aspect living room, separate dining room, study and a downstairs shower room. Further features include solar panels running with the maximum feed in tariff providing quarterly income, UPVC double glazing, oil fired central heating, a double detached garage with a powered door, a driveway providing ample on site parking and attractive secluded gardens. The property is also located within the school catchment area for the popular Ousedale Academy.

Stoke Goldington is a village in the borough of Milton Keynes located about four miles northwest of Newport Pagnell, on the B526, the old road to Northampton. The village contains a public house, church, village hall and primary school.

ACCOMMODATION: Entrance Lobby, Entrance Hall, Shower Room, Study, Living Room, Dining Room, Kitchen/Breakfast Room, Landing, Four Bedrooms and Bathroom.

ENTRANCE LOBBY: Entered via a double glazed entrance door with a quarry tiled floor, UPVC double glazed windows to three sides, access to the loft space, glazed door leading to:



ENTRANCE HALL: Staircase rising to the first floor landing, double panel radiator, smoke alarm, central heating thermostat, doors leading off to:

SHOWER ROOM: Fitted with a white suite comprising a fully tiled shower cubicle with a glazed folding door and a Mira mains fed shower, low level WC, wall mounted wash hand basin, half height ceramic wall tiling, frosted UPVC double glazed window to the side aspect, extractor fan, down lighters to the ceiling.

STUDY: 6' x 7' 10" narrowing to 5' (1.83m x 2.39m narrowing to 1.52m) Single panel radiator, UPVC double glazed window to the front aspect.

LIVING ROOM: 17' 7" x 12' 4" (5.36m x 3.76m)

A bright and airy dual aspect room with full length UPVC double glazed picture windows to the front and rear aspects, marble fireplace surround and hearth with a living flame gas fire, two double panel radiators, coving to the ceiling, television point.

DINING ROOM: 11' 3" x 8' 5" (3.43m x 2.57m)

UPVC double glazed picture window to the rear aspect, single panel radiator, coving to the ceiling, television point, doorway through to:





KITCHEN/BREAKFAST ROOM: 18' 4" x 8' 3" (5.59m x 2.51m) Fitted with a range of base and eye level cupboards with adjacent working surfaces with an inset one and a half bowl sink unit with mixer tap, space for a range cooker with electric point and stainless steel extractor canopy, plumbing for a washing machine, spaces for a tumble dryer and fridge/freezer, ceramic tiled floor, ceramic tiled splashbacks, UPVC double glazed French doors to the patio, UPVC double glazed window to the rear aspect, wall mounted oil fired central heating boiler.



FIRST FLOOR LANDING: Access to the loft space, built in store cupboard with hanging rail, airing cupboard housing hot water cylinder, smoke alarm, UPVC double glazed window to the front aspect, panel doors leading off to:

BEDROOM ONE: 11' 3" x 10' 4" (3.43m x 3.15m) Single panel radiator, built in wardrobe, UPVC double glazed window.

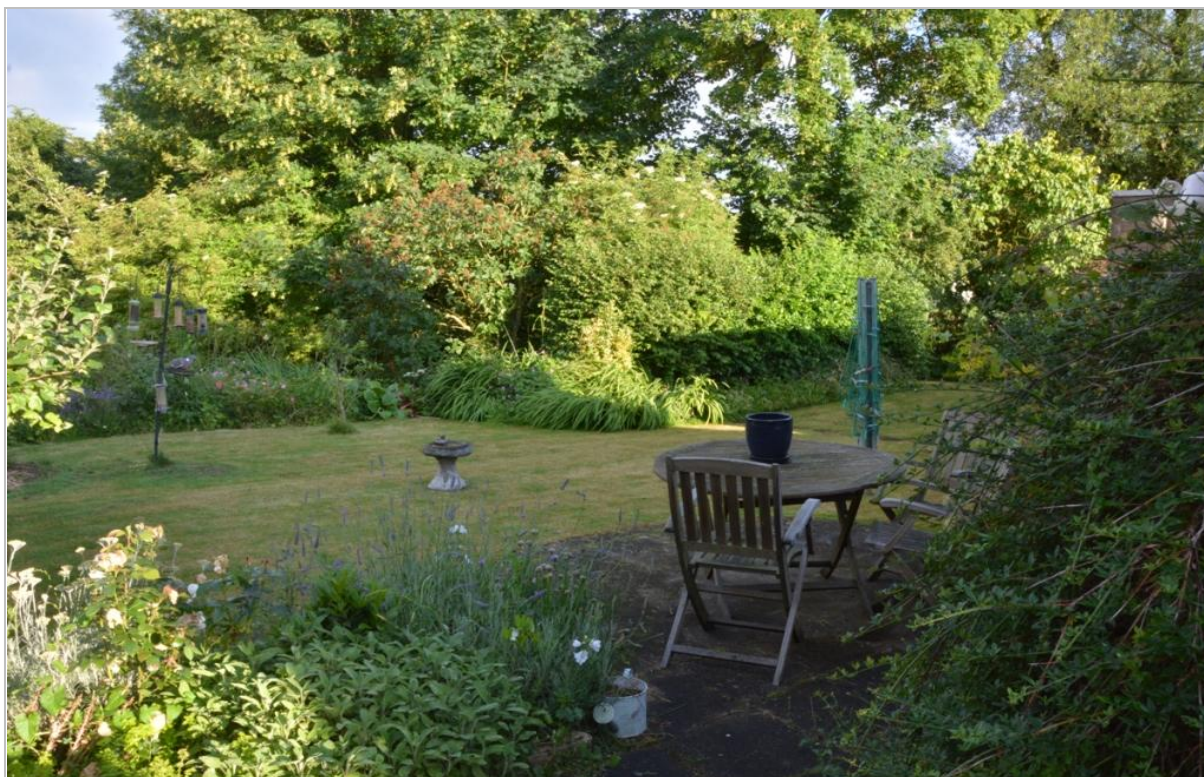
BEDROOM TWO: 12' 5" x 8' 5" min (3.78m x 2.57m min) Single panel radiator, two built in wardrobes, UPVC double glazed window.

BEDROOM THREE: 11' 3" x 6' 9" (3.43m x 2.06m) Single panel radiator, built in wardrobe, telephone point, UPVC double glazed window.

BEDROOM FOUR: 8' 3" x 6' 9" (2.51m x 2.06m) Single panel radiator, built in wardrobe, UPVC double glazed window.

BATHROOM: Fitted with a white suite comprising of a panel bath with hand shower attachment, pedestal wash hand basin, low level WC, single panel radiator, full height ceramic wall tiling, UPVC double glazed frosted window.





FRONT GARDEN: Laid mainly to lawn edged by well stocked borders, driveway providing ample on site parking and access to the double garage.

REAR GARDEN: Extending to the rear and side of the house with lovely views across an adjoining paddock and surrounding countryside. The garden is once again laid mainly to lawn and is stocked with a range of mature trees and shrubs. There is a paved patio area, an outside light and gated side pedestrian access.

DOUBLE GARAGE: A brick built detached garage with power and light connected and a remote control electrically operated roller shutter door.





NOTES:

AGENTS NOTE: The property benefits from roof mounted solar panels which were installed in 2011 running in conjunction with the Maximum Feed In Tariff. This runs for 25 years from the installation date and provided an income of £1841.26 between May 2015 and April 2016.

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