



To arrange a viewing  
please call 01908 675747

**\*\* VIDEO TOUR WITHIN LISTING \*\*** This BEAUTIFULLY PRESENTED unique family home benefits from ENSUITE SHOWER ROOM to master bedroom, EXTENSION TO GROUND FLOOR, SINGLE GARAGE & parking. Situated in a HIGHLY DESIRABLE LOCATION and all CHAIN FREE.

This lovely family home established within the historic village of Woolstone is extended and immaculately presented throughout. The property in brief comprises of an entrance hall, kitchen, separate reception room, lounge/diner and master bedroom with Ensuite shower room. To the first floor there is a landing, two double bedrooms and a family bathroom. Outside there is an enclosed rear garden, garage and driveway. This property has been finished to a very high standard and must be seen to be appreciated.

- Extended Three Bedroom
- Detached Family Home
- Ensuite/ Downstairs Shower Room
- Single Garage & Parking
- Village Like Location
- Family Bathroom Upstairs
- Offered Chain Free
- Must Be Seen To Appreciate

### LOCATION: WOOLSTONE

Woolstone lies to the East of Milton Keynes. The village and parish name comes from the Anglo-Saxon "Weitfraige's Tun"; with the street names being taken from local history. The area is sandwiched between the River Ouzel and the Grand Union Canal, with Willen Lake lying just to the north of the area.

### THE PROPERTY

### ENTRY

Via footpath to UPVC double glazed door with glass inset leading to...

### ENTRANCE PORCH

UPVC double glazed window to side aspect with space for washing machine and tumble dryer. Door leading to

### ENTRANCE HALL

Radiator, doors to kitchen and lounge with stairs rising to first floor.

### KITCHEN

UPVC double glazed windows to front aspect. Re-fitted kitchen comprising of cupboards to base and eye-level with fitted worktops over. Built-in oven and four ring gas hob with extractor above. Stainless steel sink and drainer with mixer tap and filter, space for fridge/freezer and wood effect flooring.

### LOUNGE

20'10" x 11'4"  
Radiators x2, T.V. Point with under stairs storage and kahrs flooring. Sliding doors leading to...

### SITTING ROOM

12'2" x 11'4"  
Brick built with UPVC double glazed windows. Radiator, wood effect flooring and UPVC double glazed French doors to garden. Door leading to...

### MASTER BEDROOM

12'0" x 6'10"  
UPVC double glazed to rear aspect, wood effect flooring, door leading to...

### EN-SUITE

VULEX windows to ceiling x2, extractor fan. Comprising of WC, sink, shower cubicle, part tiled walls and tiled underfloor heating.

### FIRST FLOOR

### LANDING

UPVC double glazed window to side aspect, radiator, loft access, oakwood flooring and doors leading to bedrooms two, three and family bathroom and fitted carpet.

### BEDROOM TWO

11'11" x 8'10"  
UPVC double glazed windows to rear aspects x2, radiator, built-in double wardrobe with sliding door and oakwood flooring.

### BEDROOM THREE

11'4" x 6'7"  
UPVC double glazed window to front aspect, radiator and oakwood flooring.

### FAMILY BATHROOM

UPVC double glazed frosted window to front aspect, heated towel rail. Comprising of WC, pedestal sink, jacuzzi bath with shower up and over, tiled walls and tiled and underfloor heating.

### OUTSIDE

### REAR GARDEN

Patio area with shrub boarders, fully enclosed by wooden fencing and brick wall. Gated side access.

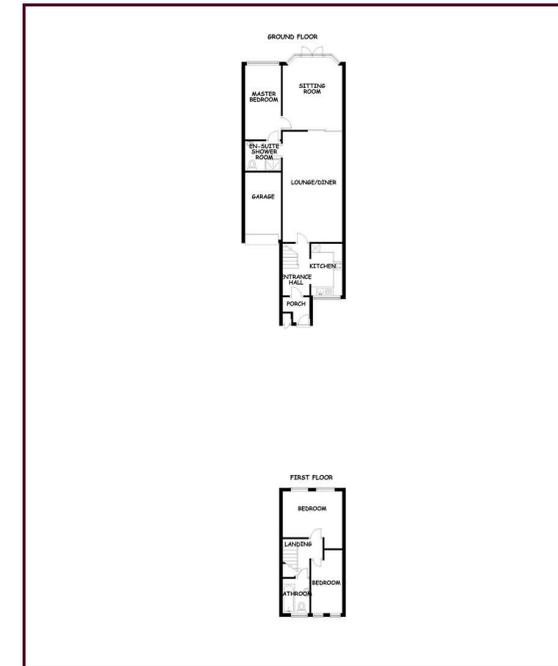
### SINGLE GARAGE

Single garage with up and over door with power and light.

### DRIVEWAY

Parking to the front.

### TENURE



### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

