



## 4 Bakers Close

Stoke Goldington MK16 8NQ

FINE & COUNTRY

# 4 Bakers Close

Stoke Goldington MK16 8NQ

A beautifully presented and much improved stone built detached family home offering scope for an extension and occupying a generous size plot. This imposing property is set back off the High Street accessed by wrought iron gates opening to a gravel driveway providing off-road car parking and access to the garage. The gardens wrap around the property and are above average in size and back onto rolling countryside.

The accommodation on the ground floor comprises: Entrance hall, WC, Lounge, Dining room, Kitchen/breakfast room and Utility room. On the first floor there are three good size bedrooms and a family bathroom. The master bedroom enjoys a delightful en-suite facility. To further enhance this property there is a newly installed kitchen with granite worktops and integrated appliances, new sanitary ware has also been installed to the family bathroom and en-suite room. There is replacement double glazing and a new central heating system.

## Ground Floor

Entrance door with opaque double glazed window opens into a hallway from where the stairs rise to the first floor landing. Doors lead off to the lounge, kitchen/breakfast room and WC. Smoke alarm. Wall mounted radiator.

The WC comprises a low-level WC, and wall mounted wash hand basin encased within a vanity unit with cupboards under. Wall and floor tiling. Opaque double glazed window to rear elevation. Ceiling down lighters. Radiator

The lounge offers excellent dimensions and is a rectangular shaped room with a feature open fireplace. Double glazed window to the front elevation and double glazed patio doors to the rear elevation providing aspects over the garden. Coving to ceiling. Down lighters. TV aerial point and telephone point. Door to:

Dining room which is also generously proportioned and having double glazed French doors which open to the rear elevation and gardens. Ceiling light and coving. Ceiling downlighters. Double glazed windows to the side elevation. Wall mounted radiator.

The kitchen breakfast room is also a good size and has been re-fitted with a range of base and eye-level cabinets and has a useful central island unit featuring a breakfast bar area. Included within this stunning new kitchen are a built-in wine fridge, built in range master style cooker, dishwasher, fridge and freezer. There is a twin butler style sink unit with mixer taps over and extensive wall tiling throughout. Large double glazed window and double doors open to the rear elevation and overlook the gardens. Ceiling light. Ceiling coving and Downlighters. Large doubled glazed window looking onto the rear gardens. Smoke alarm. Generously proportioned breakfast section seats eight. Radiator.

Utility room provides fitted units with granite worktops and a single bowl sink unit with mixer taps over. Further range of base and eye-level cupboards. There is plumbing and space for a washing machine and tumble dryer. Ceiling coving and down lighters. Double glazed window to the rear elevation looking over the garden to the countryside beyond. Opaque double glazed door to the side elevation Wall mounted thermostat. Wall mounted radiator.





## First Floor

On the first floor landing there is a loft access and coving to the ceiling. Doors leading off to all bedrooms and the family bathroom. Smoke alarm. Large double glazed window to the front elevation.

Bedroom one is a double bedroom with a large double glazed window looking over the rear garden to the countryside beyond. Ceiling downlighters and coving. Built-in double wardrobe and door leading to:

En-suite shower room. This delightful shower room is fitted with a new three-piece suite comprising low-level WC, wall mounted wash hand basin in vanity unit with cupboard under and large walk in double shower unit with power shower. Heated towel rail. Ceiling down lighters. Extractor fan, Shaver point. Opaque double glazed window to the rear elevation.

Bedroom two is a good size double bedroom with two double wardrobes. Ceiling light and coving. Large double glaze window to the front elevation with views over countryside. Wall mounted radiator.

Bedroom three has a double wardrobe and coving and lighting to the ceiling. Large double glazed window to the front with distant countryside views. Radiator.

The bathroom has been re-fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin in vanity unit with cupboards under and bath having an overhead power shower with screen. Tiling to splashback areas. Ceiling lights and coving. Extractor fan. Large opaque double glazed window to the rear elevation. Heated towel rail. Extractor fan. Door to airing cupboard housing hot water cylinder and shelving for linen storage. Heated towel rail. Extractor fan. Door to airing cupboard housing hot water cylinder and shelving for linen storage.

## Outside

Outside. The property is at the end of a small cul de sac of only five properties and is approached through wrought iron gates opening on to a gravelled driveway providing good off-road car parking. The frontage of the property is mainly gravelled and has mature shrubs and bushes growing alongside timber panel fencing and dwarf stonewalling. There is a single garage with up and over door power and light connected. The gardens extend around either side of the property and show good maturity with a wide variety of flowers, shrubs, bushes and mature trees. The gardens to the side are laid to lawn, enclosed by timber panel fencing with footpaths leading round to the rear. The rear gardens are well established and generously proportioned and are undoubtedly a major selling point of this property. Not only is there huge potential to extend the property further, the gardens are ideal for a family having various lawn areas bordered by a variety of plant life and mature trees. There are beautiful vistas over the adjoining fields as acres of rolling countryside unfold before you when looking in an Easterly direction. There is an outside dining area/patio area at the rear and a woodland area which would be ideal for young children to play in. Outside tap. Exterior lighting.

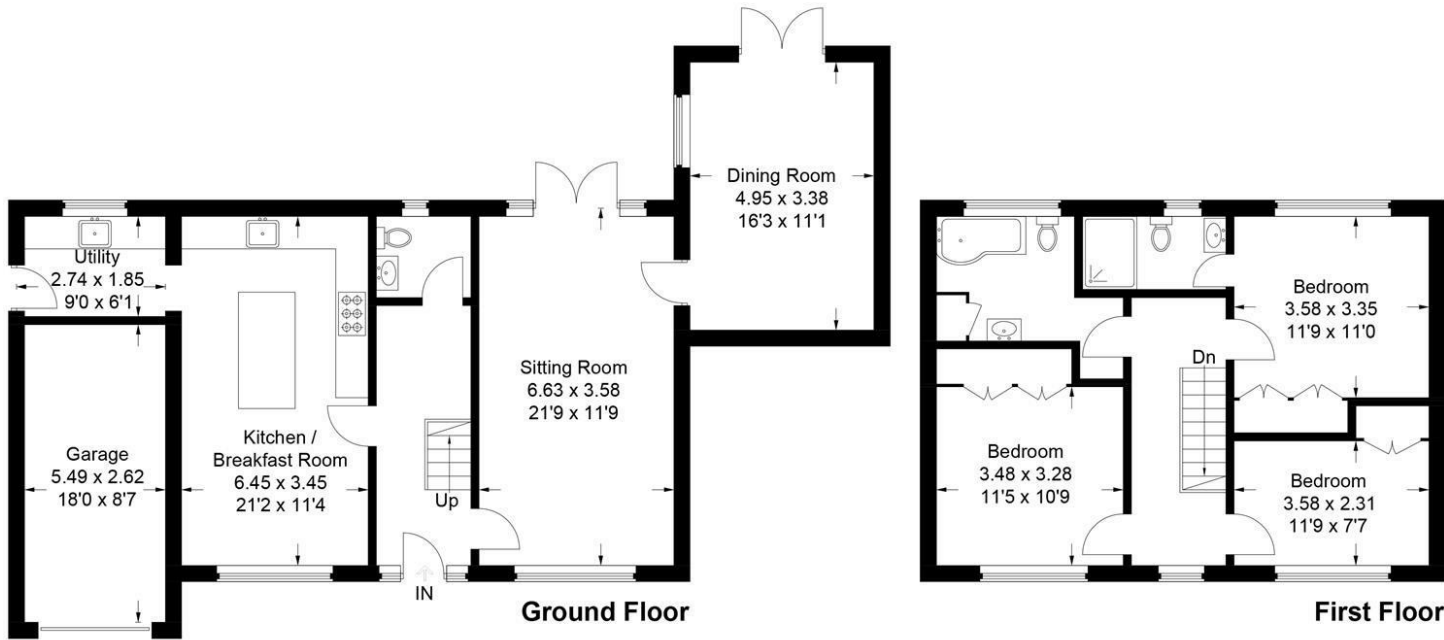








Approximate Gross Internal Area  
 Ground Floor = 82.3 sq m / 886 sq ft  
 First Floor = 58.7 sq m / 632 sq ft  
 Garage = 14.5 sq m / 156 sq ft  
 Total = 155.5 sq m / 1,674 sq ft



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                          |         |  | (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |         | EU Directive 2002/91/EC |

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.

© CJ Property Marketing Ltd Produced for Fine & Country



59 High Street, Stony Stratford,  
 Milton Keynes MK11 1AY  
 01908 713253 miltonkeynes@fineandcountry.com  
 www.fineandcountry.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.