



To arrange a viewing  
please call 01908 675747

This EXECUTIVE FAMILY HOME boasts over 2200 SQ FT of LIVING ACCOMMODATION, TWO EN SUITE BATHROOMS, FOUR DOUBLE BEDROOMS with THREE BALCONIES, a FIFTH SINGLE BEDROOM, DOWNSTAIRS STUDY, SPACIOUS OPEN PLAN KITCHEN/DINER with GRANITE WORKTOPS, a PRIVATE REAR GARDEN leading to a DOUBLE GARAGE, plus DRIVEWAY PARKING for multiple vehicles.

- Refurbished En Suite Bathroom
- Overlooking Prehistoric Park
- Double Garage with Parking for Two/Three Vehicles
- Open Plan Kitchen/Diner with Granite Worktops
- Spacious Private Rear Garden with Patio
- Downstairs Study
- Downstairs Cloakroom
- Large Corner Plot
- Executive Family Home
- Walking Distance to Local Amenities

### LOCATION: BROUGHTON

Broughton is one of the newer developments in Milton Keynes, situated to the East of the city. Within easy access of the M1 motorway, it is convenient for commuters. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots and Next store, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

### ENTRANCE HALL

Bright and airy hallway with Amtico flooring throughout, two windows to front aspect with made to measure blinds, storage cupboard, plus open central staircase leading to first floor landing

### DOWNSTAIRS CLOAKROOM

Modern cloakroom with Amtico flooring, WC, and hand basin

### STUDY

9'10" x 8'11"

Bright study with carpet and window to front aspect

### LOUNGE

17'9" x 16'8"

Spacious lounge with carpet and bay windows/French doors with made to measure blinds, leading to private rear garden

### KITCHEN/DINER

21'9" x 15'10"

Large kitchen/diner with Amtico flooring, central island with five ring gas hob & built-in extractor above, breakfast bar area, granite worktops throughout, a wealth of storage cupboards, double eye level ovens, integral dishwasher, window to side and French doors with made to measure blinds, leading to private rear garden patio.

### UTILITY ROOM

Amtico flooring throughout, with dual aspect worktops, stainless steel sink and storage cupboards. Space for washing machine and tumble dryer.



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#### DINING/FAMILY ROOM

15'10" x 9'10"

Bright and airy Dining Room with Carpet throughout, window to front aspect

#### LANDING

#### MASTER BEDROOM

16'6" x 12'11"

Light and airy master bedroom, with dual aspect windows/double doors leading to a private balcony, plus built-in wardrobes, carpeted throughout and door leading to en suite

#### EN SUITE

Fully renovated en-suite bathroom with modern tiles, double shower with full height glass shower screen, WC, hand basin with storage unit, heated towel rail and window to side aspect

#### BEDROOM TWO

15'10" x 9'10"

Spacious second double bedroom with dual aspect built in wardrobes, dual aspect balconies, carpet throughout, with door leading to en suite

#### EN SUITE

Modern en suite bathroom with Amtico flooring, double shower, WC and hand basin, radiator to side

#### BEDROOM THREE

15'10" x 9'10"

Large third bedroom, spacious walk-in wardrobe with window to front aspect. Juliette balcony. Carpeted throughout.

#### WALK IN WARDROBE

Spacious walk-in wardrobe with window to front aspect

#### BEDROOM FOUR

12'11" x 6'6"

Fourth double bedroom with window to rear aspect, carpeted throughout

#### FAMILY BATHROOM

Large three piece suite with shower over bath, WC and hand basin. Vinyl flooring, heated towel rail, window to rear aspect

#### BEDROOM FIVE

8'11" x 8'11"

Single bedroom with window to rear aspect, carpeted throughout

#### PRIVATE REAR GARDEN

Spacious and private rear garden with large patio area, mainly laid-to lawn, paved side access with side gate, paved BBQ area with rear access to large double garage.

#### DOUBLE GARAGE

Spacious double garage with power and lighting plus double electric up and over doors to the front aspect. Rubber flooring throughout, allowing the space to be easily transformed into a Gym/Games Room/Storage Unit.

#### DRIVEWAY PARKING

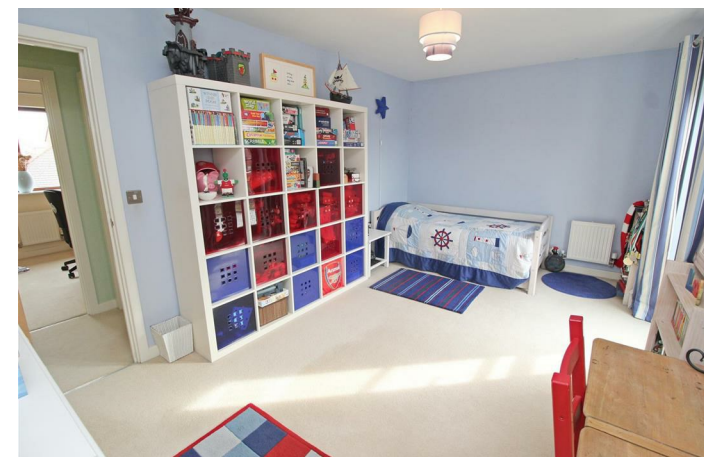
Allocated Parking for Two/Three vehicles to the front aspect of the double garage

#### TENURE

Freehold

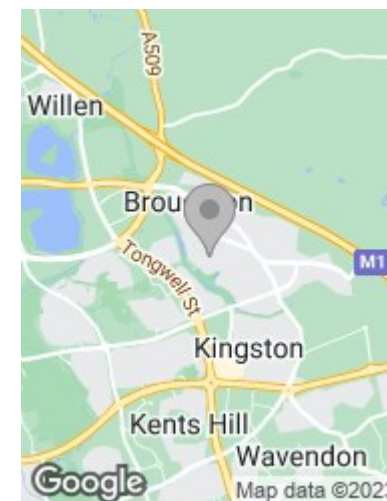
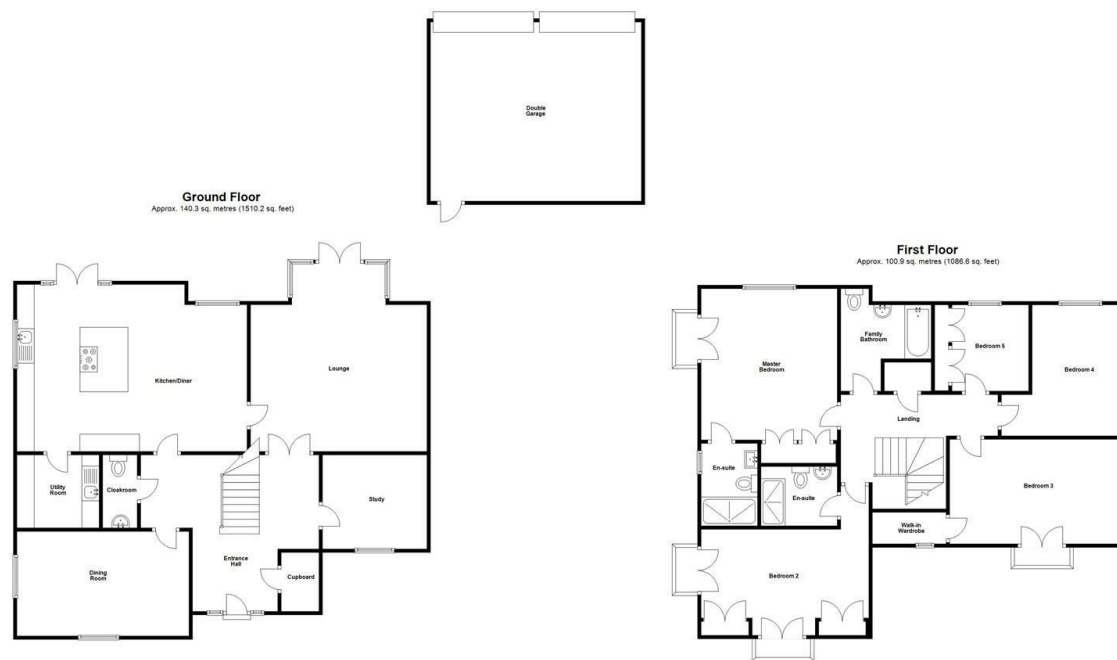
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## 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

