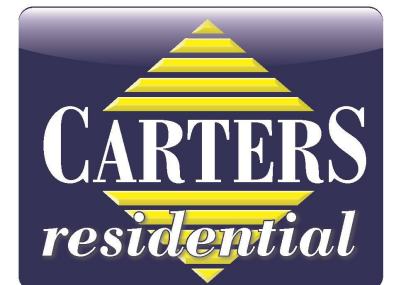




Singleton Drive, Grange Farm, MK8 0PX



21 Singleton Drive
Grange Farm
Buckinghamshire
MK8 0PX

Offers In The Region Of £400,000

A four/five bedroom townhouse built to an individual design by Paul Newman homes. Spacious accommodation that includes a 19' kitchen diner, 19' lounge, two en-suites and 9' high ceiling on the ground floor with and a stunning, recently re-fitted kitchen/dining room.

The accommodation is set over three floors and comprises, entrance hall, cloakroom, study/bed 5, kitchen/dining room, first floor landing, lounge, guest bedroom/bedroom two with balcony and en-suite. On the second lies the master bedroom with en-suite, two further bedrooms and the family bathroom. To the exterior there are front and rear gardens and an integral garage.

- FOUR BEDROOMS
- STUDY
- BALCONY
- TWO EN-SUITE SHOWER ROOMS
- RE-FITTED KITCHEN/DINING ROOM
- HAZELEY SCHOOL CATCHMENT
- GARAGE
- INTERNAL VIEWING HIGHLY RECOMMENDED





Ground Floor

The property is entered via a part glazed front door with glazed full length side panels into the entrance hall. Stairs rising to first floor landing. Understairs storage cupboard. Doors to kitchen/dining room, study, garage and cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin. Wall mounted extractor fan.

The recently re-fitted kitchen/dining room is located to the rear of the property and is a stand-out feature of the accommodation. The kitchen is fitted in a range of white gloss units to wall and base levels with granite worksurfaces over and an inset sink/drain. Integrated 'Bosch' appliances include a washing machine, separate fitted microwave and combination oven. The central island has a five ring gas hob with a down-draft cooker hood and an integrated dishwasher. This area benefits from under-floor heating and has a window to the rear aspect and double glazed doors to the rear garden.

Bedroom three is of double size with built-in wardrobes and a window to the front aspect.

Bedroom four has a full length window to the front aspect.

The family bathroom has a suite comprising low level w.c., wash hand basin and panel bath with a hand-held shower attachment. Half tiling to walls.

Gardens

The front garden is low maintenance and mainly laid to gravel with a path leading to the front door, and extends to the rear garden.

The driveway leads to an integral garage with a roller shutter electric door. Power and light connected. Personal door leading into the entrance hall.

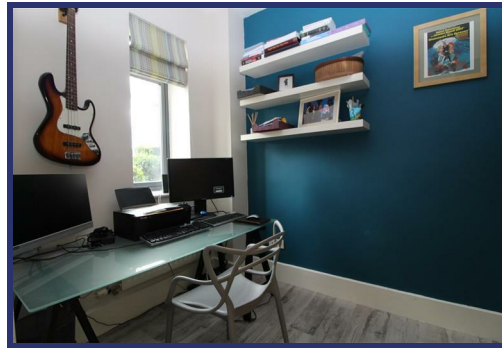
The rear garden has a large seating area with a pergola. The remainder is laid to lawn with planted borders. Steps lead down to a further seating area at the rear of the garden.

Additional Information

Mains gas, mains drainage, electricity and water. The local authority is Milton Keynes Council and the council tax band is Band E.

Location - Grange Farm

Grange Farm is predominantly a residential housing development situated on the popular western flank of Milton Keynes with a fair blend of properties, open spaces and parkland. There are superb Nurseries and Primary Schools not forgetting one of the major draws to the area being the senior school catchment for Hazeley. The area is served well with a local centre offering a supermarket, eateries and other amenities. The location enjoys access to the A5, A421 and Milton Keynes Central railway station all within striking distance. The M1 is located to the east of MK.



The study is located to the front of the property with a window to the front aspect.

First Floor Landing

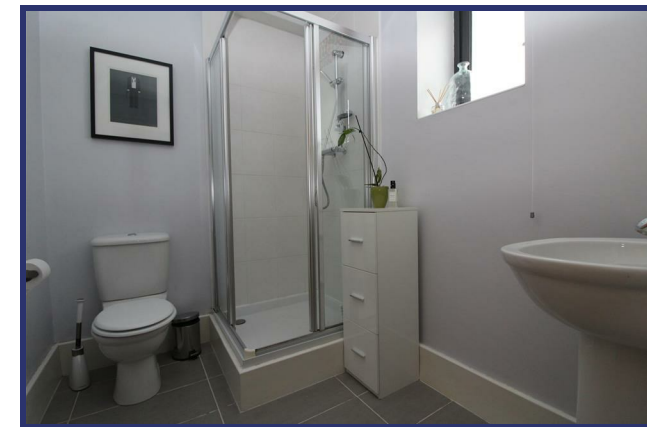
A door leads into a spacious lounge which has windows to the rear aspect. Also located on this level is a spacious and airy bedroom two and has full length glazed windows to the front aspect and glazed French doors to the balcony. Two built-in wardrobes and a door to the en-suite comprising low level w.c., wash hand basin and a shower cubicle, and an obscure double glazed window to the front aspect.

Second Floor Landing

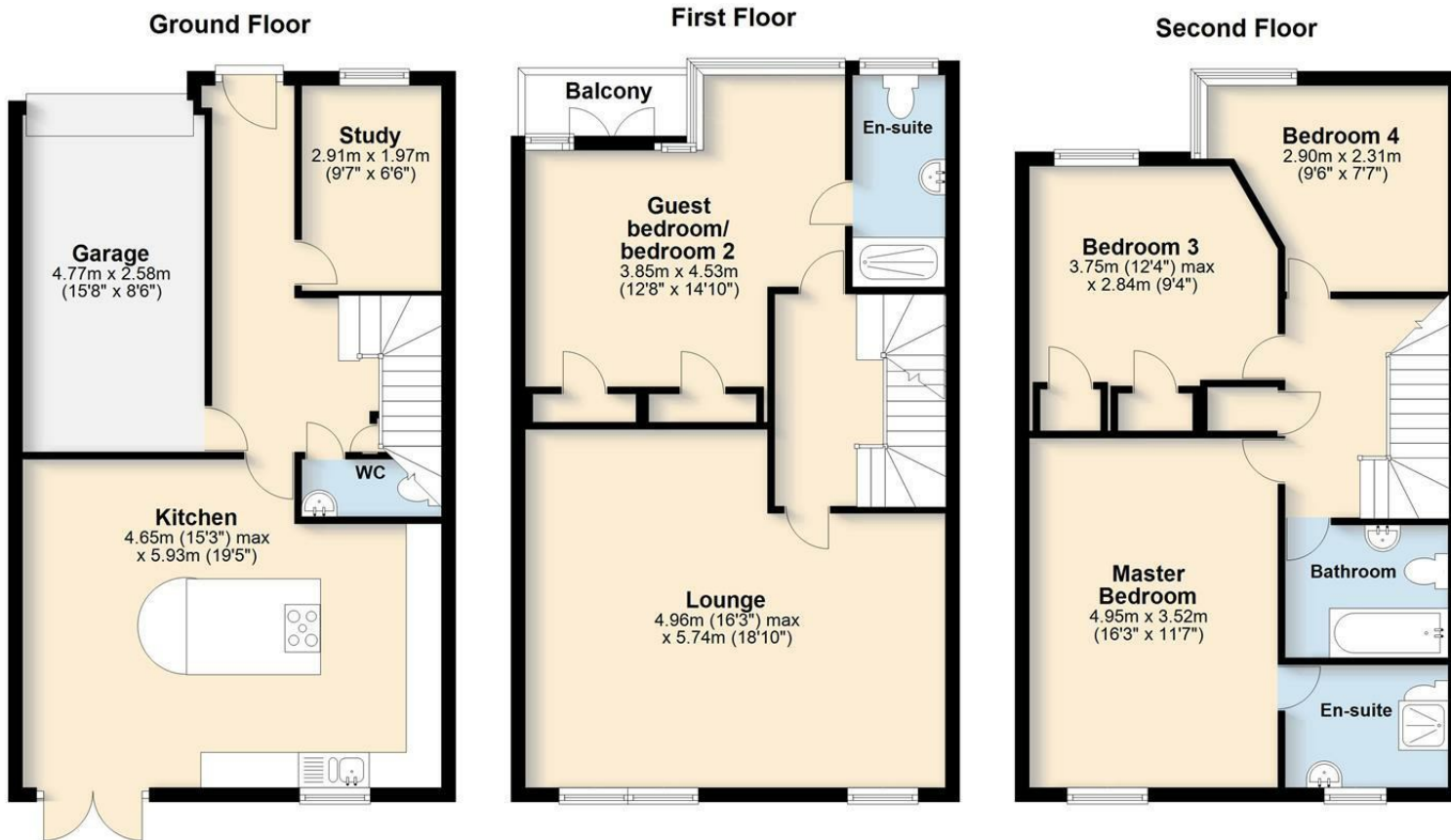
The landing has an airing cupboard housing the hot water tank and a door to the master bedroom.

The master bedroom has a window to the rear aspect and a door to the en-suite comprising low level w.c., wash hand basin and shower cubicle. Obscure double glazed window to rear aspect.









Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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

