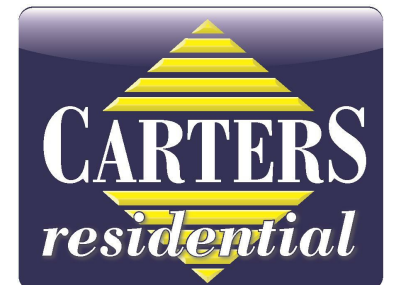




Bernay Gardens, Milton Keynes, MK15 8QD



**43 Bernay Gardens
Bolbeck Park
Milton Keynes
MK15 8QD**

Guide Price £700,000

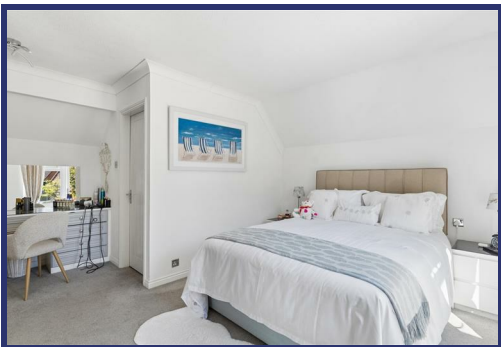
Carters are delighted to offer for sale this well presented four bedroom detached bungalow with double garage situated in the popular residential location of Bolbeck Park.

This property offers the potential of a self contained annex, which could be ideal for a two generation family and also has generous off road parking and a detached double garage. In full, the accommodation comprises, sitting room/dining room, kitchen, conservatory, master bedroom with en-suite, plus two further bedrooms and a family bathroom. In addition, a door link into separate ancillary accommodation, offers a kitchen/living area, bedroom and shower room.

To the exterior, there are front and rear gardens, plus a gated driveway leading to a detached double garage. An early internal viewing is recommended.

- DETACHED BUNGALOW
- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- LARGE SITTING/DINING ROOM
- RE-FITTED KITCHEN
- CONSERVATORY WITH INSULATED/TILED ROOF
- ANNEX POTENTIAL
- GATED ACCESS TO DRIVEWAY & DOUBLE GARAGE
- INTERNAL VIEWING RECOMMENDED





Accommodation

The property is entered via a part glazed front door with a glazed side panel into the re-fitted kitchen fitted in a range of units to wall and base levels with worksurfaces over and an inset butler style sink/drainage and a breakfast bar. Appliances include an integrated double oven, fridge/freezer, and dishwasher. Induction hob with extractor hood over. Integrated microwave and wine cooler fridge. Built-in storage cupboard. Window to the front aspect. Door to the inner hallway which leads to two bedrooms, family bathroom and a utility cupboard.

The spacious sitting room/dining room offers a large entertaining space and opens onto the conservatory, which is of UPVC double glazed construction with an insulated and tiled roof and a Velux window, and leads out to the garden.

The master bedroom has fitted wardrobes with a window and a glazed door which leads to the rear garden. A door leads into the en-suite comprising low level w.c., wash hand basin and a shower cubicle. Complementary tiling. Velux window in the roof space.

Two bedrooms are accessed via the inner hallway overlooking the rear garden. Both bedrooms are served by the family bathroom with a suite comprising low level w.c., wash hand basin, and a bath with a shower attachment. Velux window in the roof space. The utility area has plumbing for a washing machine and space for a further appliance. Velux window in the roof space. Airing cupboard housing the hot water tank and gas boiler.

Potential Self Contained Annex

Access is from the sitting room/dining room into an open-plan kitchen/living area. To one side lies a kitchen fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainage. Fitted electric oven with induction hob and extractor hood over. Window to the side aspect. Door to the outside which offers a paved seating area.

A double bedroom is located to the front of this area with a window to the front aspect, and a shower room comprising low level w.c., double width shower cubicle, and a wash hand basin.

Gardens & Garage

The front garden is laid to lawn with gated access to the double width driveway leading to a detached double garage with up and over doors, power and light

connected and a personal door to the side leading to the rear garden. The rear garden is low maintenance and offers numerous paved and gravel seating areas, perfect for family entertaining.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band E.

Location - Bolbeck Park

Bolbeck Park is to the Northeast of Milton Keynes with the Grand Union canal running through the development providing picturesque walks. Short walk to Willen and Tongwell lakes along with local convenience and take-aways. An extensive range of amenities are available in Central Milton Keynes which is 4 miles away.

Note for Purchasers

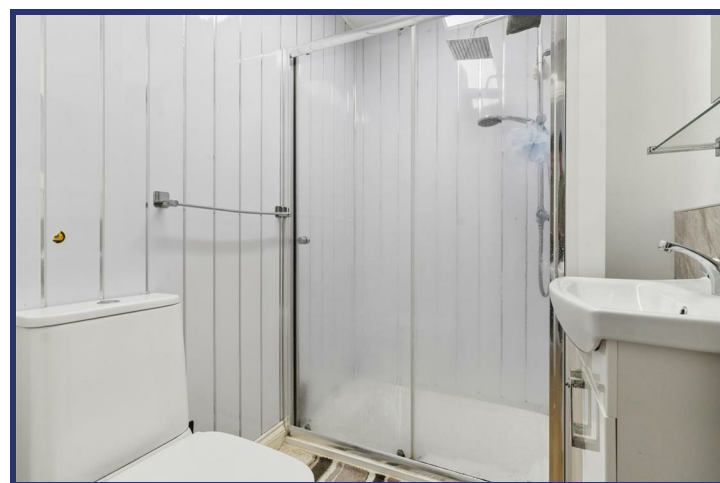
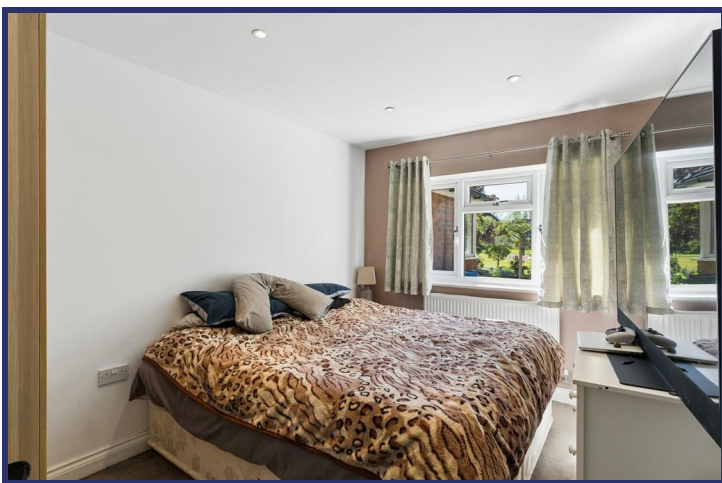
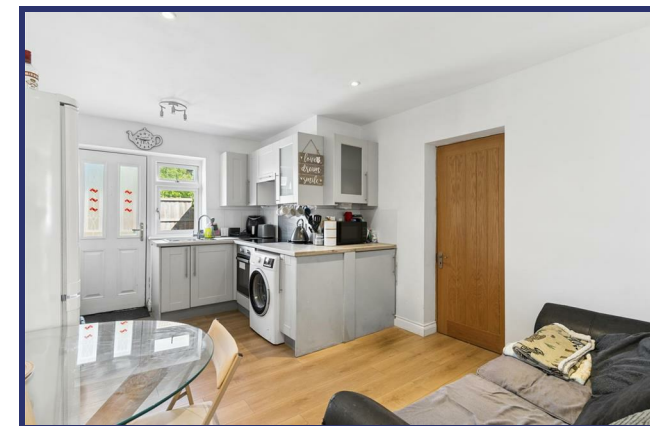
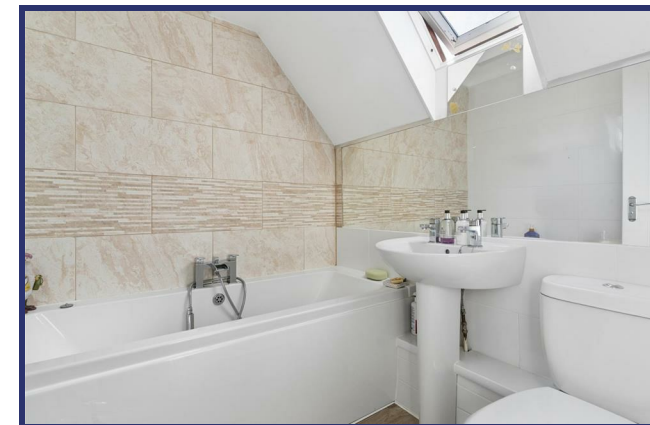
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

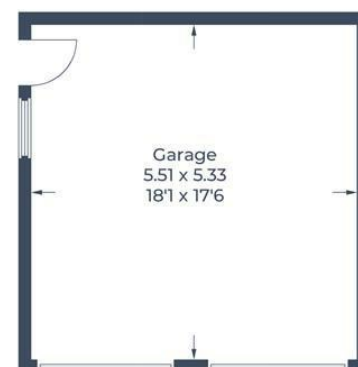
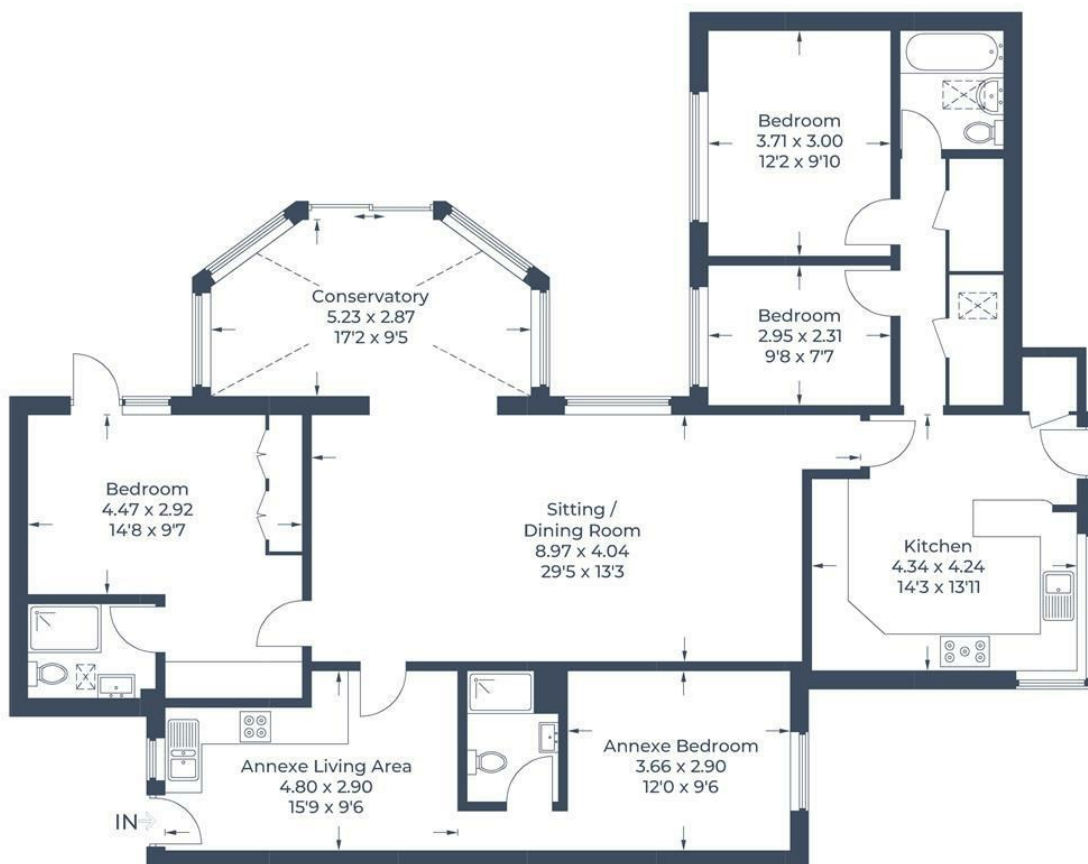
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



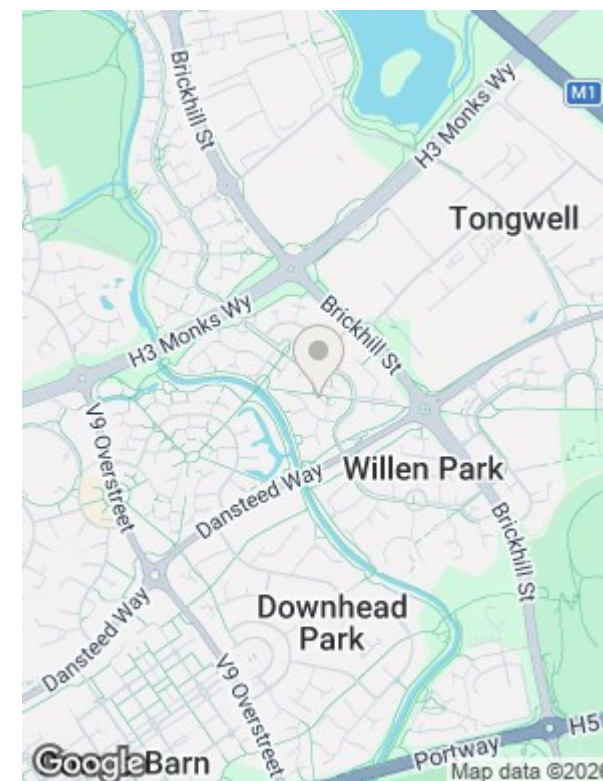


Approximate Gross Internal Area = 151.0 sq m / 1,625 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 180.4 sq m / 1,941 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Viewing Arrangements

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

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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	
62	82
England & Wales	
EU Directive 2002/91/EC	

