





**£393,000**

Situated on the sought-after modern development of Manor Park in Bletchley is this three-bedroom detached family home. The property comprises a downstairs cloakroom, kitchen, lounge/diner, family bathroom, en-suite and a rear garden. The property also offers a garage with off road parking for multiple vehicles. Further benefits include being in walking distance to a range of schools both Primary and Secondary, local shops and bus stops, and the H8 Standing way and Bletchley train station are within easy reach.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **ENTRANCE HALL**

Doors to lounge, kitchen, and cloakroom, laminate flooring, radiator, stairs rising to first floor.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Wall-mounted wash hand basin, low level WC, radiator, laminate flooring.

## **LOUNGE/DINER**

Double glazed sliding doors to garden, double glazed window to front aspect. Two radiators, electric fireplace, laminate flooring.

## **KITCHEN**

Double glazed window to rear aspect, double glazed frosted door to side. Fitted with a range of base and eye level units with rolled edge work surface over, integrated gas hob and oven with extractor hood over, space for fridge freezer, space for washing machine, tiled floor, splashback tiling, wall-mounted boiler, radiator, one and a half bowl composite sink with mixer tap, door to lounge/diner.

## **LANDING**

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe, door to en-suite.

## **EN-SUITE**

Double glazed frosted window to side aspect. Radiator, low level WC, pedestal wash hand basin, fully tiled shower, complementary tiling.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to front aspect. Radiator, low level WC, pedestal wash hand basin, tiled bath with shower over and mixer tap, splash back tiling.

## **OUTSIDE**

### **GARAGE**

Garage with up and over door, power and lighting.

### **FRONT GARDEN**

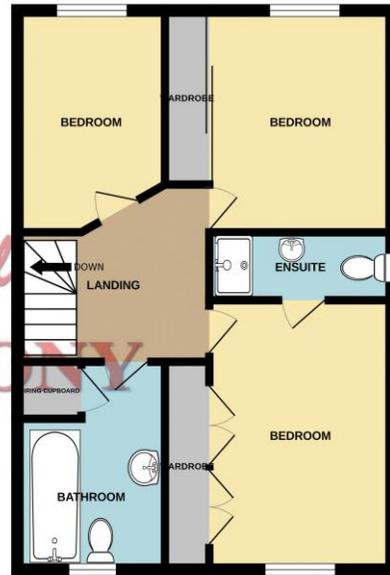
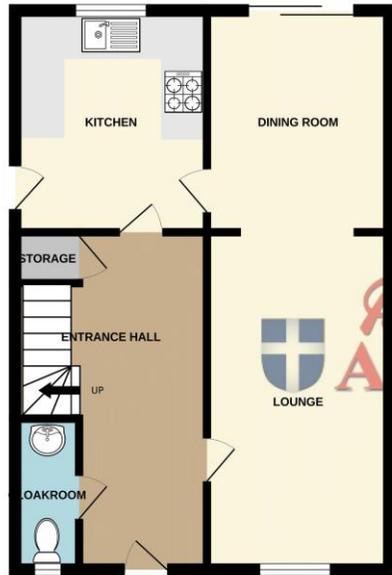
Laid to gravel with path to front door, flower/shrub border, outside light.

### **REAR GARDEN**

Mainly laid to paving with gravel area, door to garage, shed to remain, lawn area, outside tap, shrub/hedge borders, enclosed by fence panelling and brick wall.

GROUND FLOOR

1ST FLOOR



*Michael ANTHONY*

TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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