



Cyprus Way, Milton Keynes, MK3 5GQ



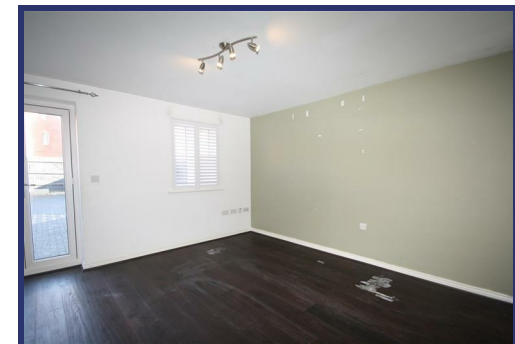
11 Cyprus Way
Newton Leys
Milton Keynes
Buckinghamshire
MK3 5GQ

Offers Over £319,995

Carters are delighted to offer to the market this **MODERN THREE BEDROOM SEMI-DETACHED** property, situated on the desirable semi rural development of Newton Leys. The property is within walking distance of **LITTLE WILLOW LAKE** as well as being within close proximity to the **A5/A421**, **Leighton Buzzard bypass**, **Bletchley** and **Leighton Buzzard train stations** with direct access into **London Euston**.

The accommodation in brief comprises entrance hall, kitchen, lounge/dining room, **DOWNSTAIRS CLOAKROOM**, first floor landing, **MASTER BEDROOM WITH EN-SUITE**, two further bedrooms and family bathroom. The benefits include **UPVC double glazing**, gas to radiator central heating, rear garden and driveway parking for two vehicles. The development now has local shops and amenities including an **Asda** and **Costa Coffee**, in addition to the recently opened **Newton Leys primary school**. It is also in the school catchment for **COTTESLOE SECONDARY SCHOOL** and the **AYLESBURY GRAMMAR SCHOOLS**. Internal viewing is highly recommended to fully appreciate. No upper chain. EPC rating C.

- Three Bedroom
- Modern Semi Detached
- Driveway For Two Vehicles
- Downstairs Cloakroom
- En-Suite to Master
- Semi Rural Development
- Good Transport Links
- Viewing Highly Recommended
- No Upper Chain
- EPC Rating C





Entrance Hall

Property entered via front door to inner hallway. Doors leading to cloakroom, kitchen and lounge. Stairs rising to first floor. Radiator.

Lounge Diner

UPVC double glazed double doors to rear garden. UPVC double glazed window to rear aspect. Under stairs storage cupboard. Telephone point. TV point. Radiator.

Kitchen

UPVC double glazed window to front aspect. Range of eye and base level storage cupboards with work surfaces over. Built in washing machine. Built in fridge freezer. Built in cooker and gas hob with extractor fan over. Built in dishwasher. Cupboard housing wall mounted boiler. Tiled to splashback areas. Radiator.

Cloakroom

Obscure UPVC double glazed window to side aspect. Low level WC. Handwash basin. Radiator.

First Floor Landing

Doors leading to all bedrooms and family bathroom. Over stairs storage cupboard.

Bedroom One

UPVC double glazed window to front aspect. Built in storage cupboard. Door to en-suite. TV aerial. Radiator.

En-Suite

Suite comprises of low level WC, pedestal handwash basin and shower cubicle with wall mounted shower. Tiled to splashback areas. Radiator.

Bedroom Two

UPVC double glazed window to rear aspect. Built in wardrobe. Radiator

Bedroom Three

UPVC double glazed window to rear aspect. Telephone point. Radiator.

Family Bathroom

Obscure UPVC double glazed window to front aspect. suite comprises of low level WC, pedestal handwash basin, panelled bathtub with wall mounted shower over. Tiled to splashback areas. Heated towel rail.

Garden and Exterior

Front - Laid to block paving.

Rear - Laid to block paving with timber fence surrounding. Gated access. Garden shed.

Parking - Gated driveway to side aspect provides off road parking for approximately two vehicles.

Property Information

Tenure: Freehold

Local Authority: Milton Keynes Borough Council

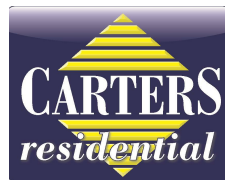
Council Tax Band: C

Council Tax Costs: £1787.27 for the 2022/23 tax year.

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. Some items may be available subject to negotiation with the Vendor.

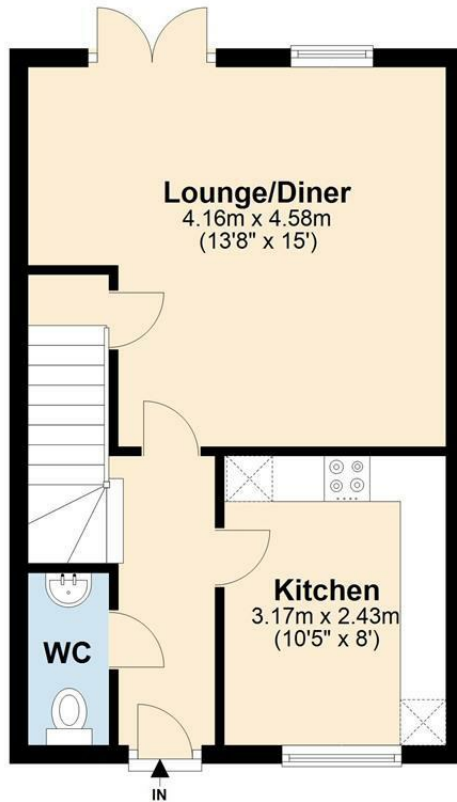






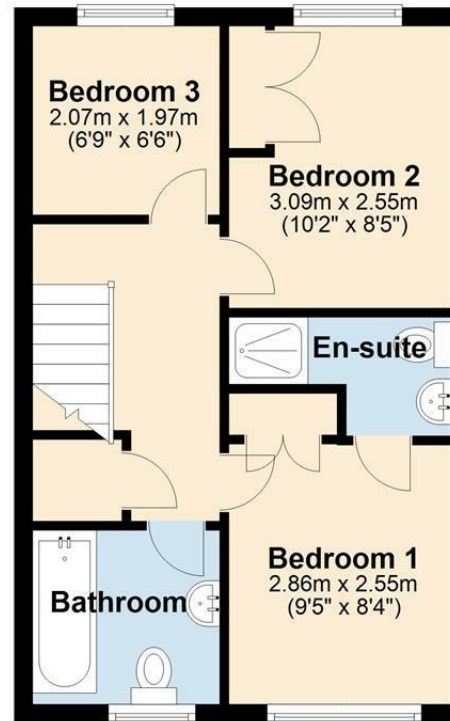
Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



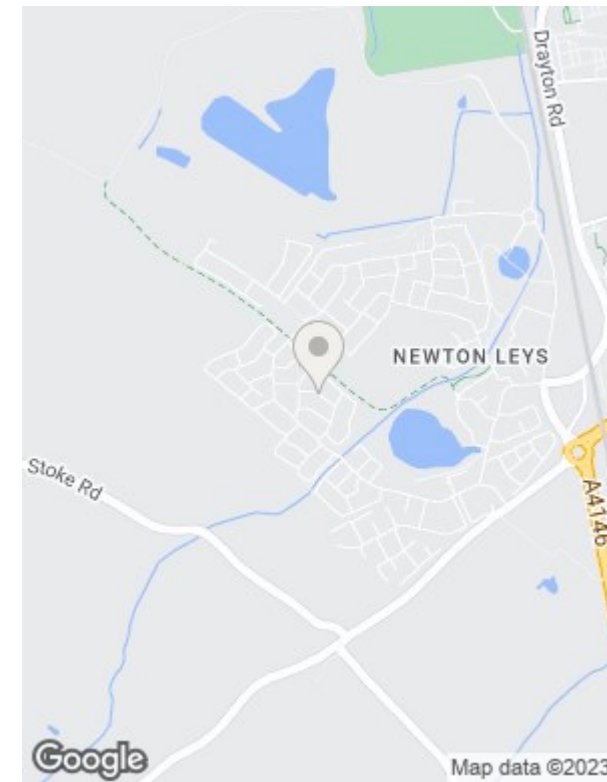
First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

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 shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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.



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			93
(81-91) B			
(69-80) C		80	
(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	

