



Curacao Crescent, Milton Keynes, MK3 5PT



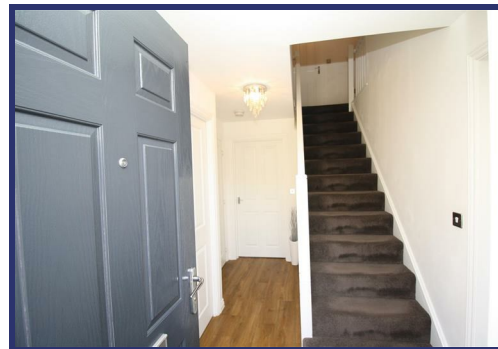
**27 Curacao Crescent
Newton Leys
Milton Keynes
MK3 5PT**

Offers Over £475,000

A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED family home, RESTING ON A GENEROUS CORNER PLOT. It is located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake, as well as all the amenities on offer including shops, takeaways, primary school and community centre. Bletchley & Leighton Buzzard train stations are just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too.

The accommodation in brief comprises a reception hall, DOWNSTAIRS CLOAKROOM, BAY FRONTED DOUBLE ASPECT LOUNGE, dining room, kitchen with built in and integrated appliances, UTILITY ROOM, STUDY/ BEDROOM FIVE, first floor landing, PRINCIPLE BEDROOM WITH ENSUITE, three further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, LOW MAINTENANCE GARDENS, detached single garage with driveway in front offering off road parking for up to two vehicles. Internal viewing comes with our highest recommendation to fully appreciate. EPC rating C.

- Semi Rural Location
- Walking Distance To Willow Lake
- Five Double Bedroom Detached
- Corner Plot
- Cloakroom
- Double Aspect Bay Fronted Lounge
- Kitchen With Built In & Integrated Appliances
- Ensuite To The Principle Bedroom
- Modern Family Home
- Garage & Driveway





Entrance Hall

Enter Via composite door. Radiator. Stairs leading to first floor. Door to lounge. Door to study/bedroom five. Door to cloakroom. Door to kitchen.

Study/Bedroom Five

UPVC double glazed window to front aspect. Radiator.

Cloakroom

Obscure UPVC double glazed window to side aspect. White suite comprising of low-level W.C. & wash hand basin with tiled to splashback area over. Radiator. Ceiling mounted extractor fan.

Kitchen

UPVC double glazed window to rear aspect. Quality kitchen fitted in units to wall and base levels with worksurfaces over with an inset sink/drain. Integrated fridge/ freezer. Built in oven with gas hob and stainless steel extractor fan over. Integrated dishwasher. Cupboard housing wall mounted boiler. Radiator. Ceiling mounted extractor fan. Door leading to utility. Door leading to dining room. Under stairs storage cupboard.

Utility Room

Composite door with double glazed panel to the rear garden. Base unit with worksurface over. Stainless steel bowl sink. Integrated washer/drier. Radiator.

Dining Room

UPVC double glazed window to rear aspect. UPVC double glazed French doors leading to garden. Double doors leading to lounge. Radiator.

Lounge

Double aspect with UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Radiator. T.V. and telephone points.

First Floor Landing

Access to loft. Large airing cupboard. Doors to all rooms. Radiator

Principle Bedroom

UPVC double glazed window to front elevation. Radiator. T.V. point. Built-in wardrobe with sliding mirrored door. Door leading to en-suite

En-suite

Obscure UPVC double glazed window to side elevation. Three piece suite comprising low-level W.C, hand wash basin and enclosed fully tiled shower cubicle. Ceiling mounted extractor fan. Radiator

Bedroom Two

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

UPVC double glazed window to side elevation. Radiator.

Bedroom Four

UPVC double glazed window to front elevation. Radiator.

Family Bathroom

UPVC double glaze window to rear elevation. Three-piece suite comprising of low-level W.C, wash hand basin, panel bath with shower over. Fully enclosed tiled bathroom. Radiator. Ceiling mounted extractor fan.

Exterior

Rear Garden

Fully enclosed by brick wall and timber fence, tiled area. Patio area with path leading to the front of the house and garage.

Front Garden

Planted border. Driveway in front of garage offering off-road parking for up to two vehicles.

Garage

Detached single garage situated to the side of the property with up and over door. Stud wall (which can be removed). Power and light. Eaves storage.

Notes to Purchaser

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 under take 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.

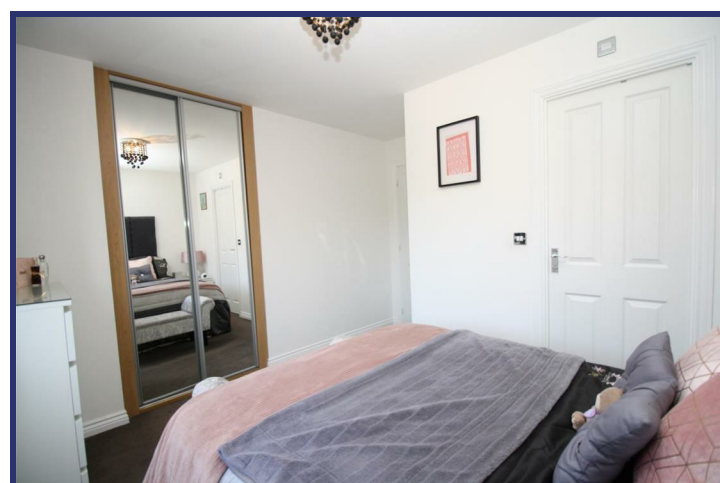
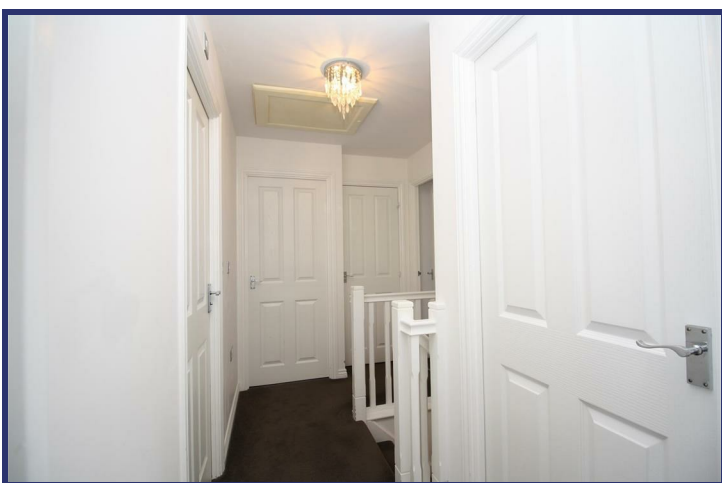
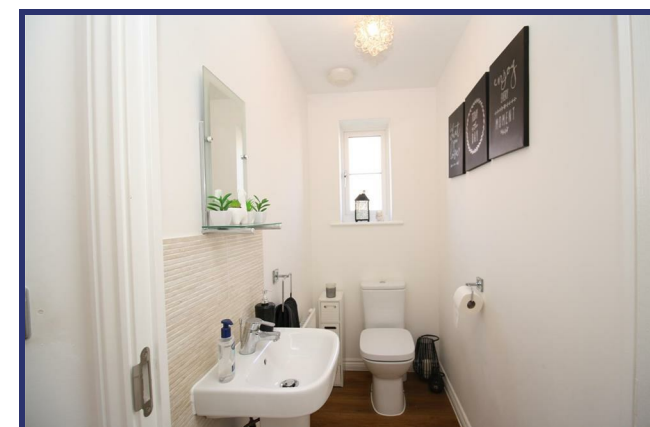
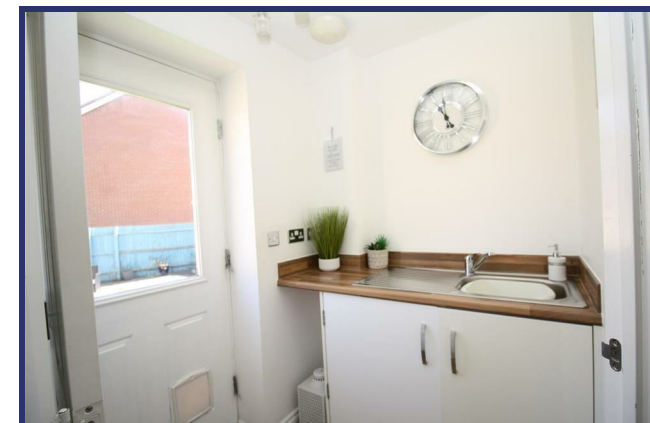
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

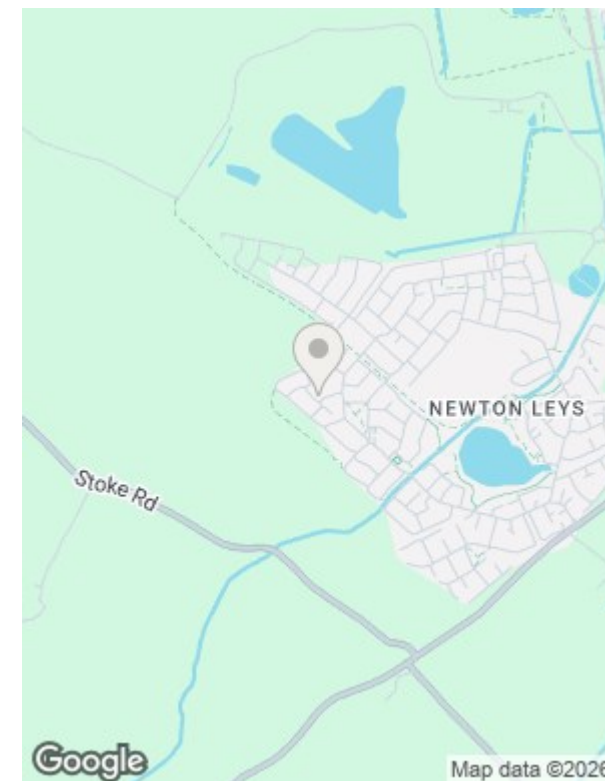
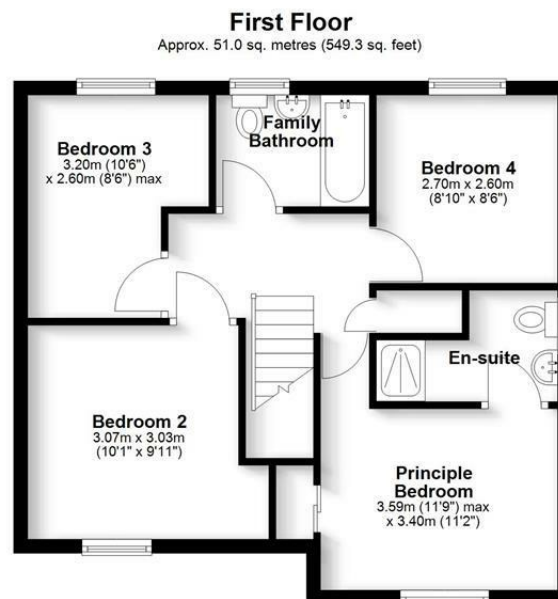
Disclaimer

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.









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		
England & Wales	EU Directive 2002/91/EC	

