

Solar Court

, Great Linford, MK14 5HD

FINE & COUNTRY

11 Solar Court

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This fine detached home stands apart, discreetly located down a private drive which has a pillared entrance. Being one of only three properties in this peaceful and sheltered setting, this excellent property would provide a wonderful family home for the discerning purchaser.
A first floor external balcony is an unique and functional commodity being accessed directly from one of the good size bedrooms within the home. The balcony looks towards the nearby village cricket pitch.

The accommodation comprises:
Entrance hall, Inner hall, Cloakroom, Sitting room, Dining room, Kitchen, Utility room, Study, Four bedrooms with an en suite shower room to the Master bedroom, Family bathroom, Gas fired central heating, Double glazing and a double length tandem garage. The garden to the rear is south facing and fenced in its entirety.
Since occupation the current sellers have replaced the windows, re-roofed the conservatory, installed a replacement kitchen and renewed the doors.

Property walk through

A solid wooden door with a glazed panel opens into the entrance hall which has tiled flooring. This precedes an inner hallway from where doors lead off to all the principal rooms and there is a useful and rather spacious storage cupboard. A cloakroom is located to this area with a WC and wash basin set into a vanity surround. The walls and flooring are tiled.
There are 3 reception rooms, the sitting room gaining excellent natural light from the double aspect windows and having a fine fireplace central to one wall. The dining room is generously proportioned with wooden flooring and a glazed door opening into the garden. A delightful conservatory stands between the sitting room and dining room enjoying aspects over the garden and with double doors opening to a patio area. The third reception area is a study which could also double as a 5th bedroom if preferred. The window from the study looks towards the front of the property.
Completing the ground floor accommodation is the kitchen and adjoining utility room. The kitchen provides a superb range of cupboard units with good work surface areas. It is plumbed for a washing machine. The utility room offers even more cupboard space and has a Worcester Bosch gas fired boiler mounted to one wall. There is a door from the utility room into the garden.

On the first floor, off a spacious landing there are four bedrooms and the family bathroom. All the bedrooms have either built in wardrobes or storage cupboards. The master bedroom is air conditioned and has an en suite facility with a large walk in shower, wash basin in vanity surround and WC. it is extensively tiled and has a heated towel rail. The external balcony to the front of the property is accessed from one of the bedrooms. The family bathroom has a bath, shower, wash basin and WC. flooring is tiled and there is a heated towel rail.

Outside there is parking for several vehicles to the front of the property and access to a double length tandem garage which has a personal door opening into a side walkway. This gated walkway leads from the front of the property to the rear garden which is south facing, fully fenced with well stocked borders. The garden is ideal for entertaining with an extensive patio area created from random width flagstone paving. This garden is very sheltered with a well tended lawn area.

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















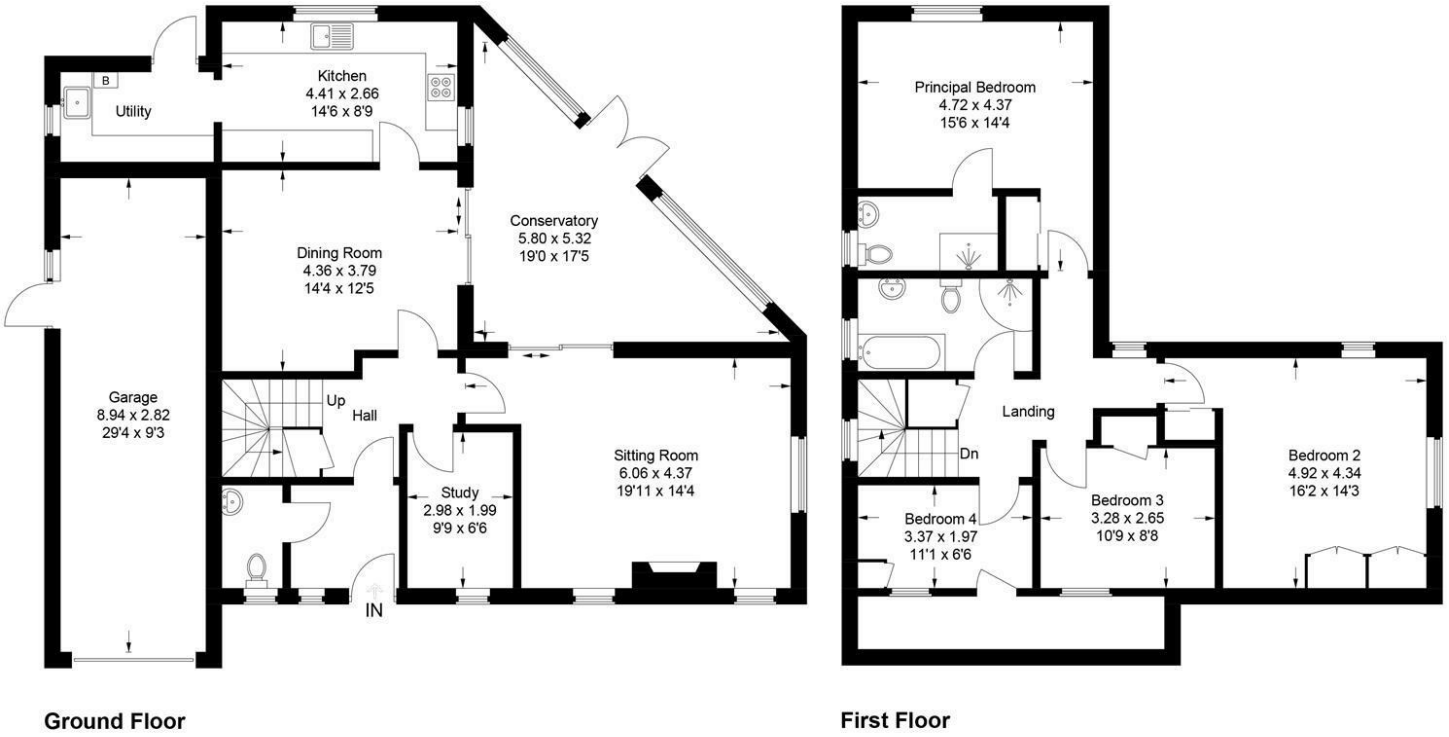








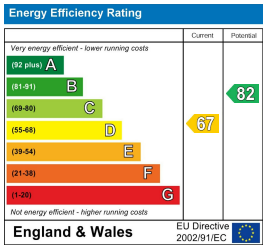
Approximate Gross Internal Area
Ground Floor = 102.5 sq m / 1,103 sq ft
First Floor = 81.7 sq m / 879 sq ft
Garage = 24.7 sq m / 266 sq ft
Total = 208.9 sq m / 2,248 sq ft

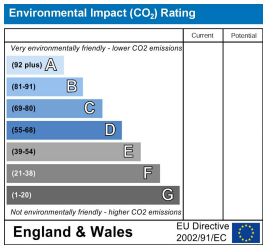


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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