



Brook Farm Close

Stoke Hammond, Milton Keynes, MK17 9FN

FINE & COUNTRY

4 Brook Farm Close

Milton Keynes MK17 9FN



Vacant possession is offered with this stunning modern four bedroom detached property located in a quiet close. The property has a double garage and off road parking whilst internally it has been vastly upgraded with the installation of a new "Hacker" designer German kitchen. Additionally all three of the impressive bathrooms have been installed with "Duravit" and "Keuco" sanitaryware and fittings. This is an exceptional home and we would encourage an early inspection.

The accommodation comprises: Entrance hall, Sitting room, family and dining rooms, Kitchen/breakfast room, Cloakroom/Utility room, Four double bedrooms, the master bedroom and guest bedrooms having en suite facilities, Family bathroom, Double garage, neat and tidy gardens with a sheltered entertainment area. Underfloor heating is available in part to the ground floor with a conventional radiator system assisting on both ground and first floor. The flooring throughout has also been renewed.

Property description

With accommodation in excess of 2,400 sq.ft., arranged over two floors, this fine property, though relatively modern has benefitted from the installation of a new state of the art kitchen and additionally a tasteful replacement of the original sanitary ware.

On the ground floor, the spacious entrance hall with attractive herringbone tiled flooring has doors off to all the principal rooms. The staircase rises to the first floor from this hallway. The cosy sitting room has double aspect windows whilst double doors open into a generously proportioned combined family and dining room. The dining room area has "French" doors opening into the garden whilst the family/lounge area has bi-folding glass doors giving access to the garden and also providing an excellent vista from within. The state of the art kitchen/breakfast room offers a vast array of wall and base units with "Caesarstone Quartz" work surfaces. The "Hacker" German kitchen features a wrap around island with "Siemens Studio Line" appliances inclusive of a built in unit with integrated twin steam ovens, a microwave oven, coffee machine and two frost free fridge/freezers. Additionally there is an induction hob with an extractor fan over, wine fridge and dishwasher. Alongside the kitchen is a cloakroom and utility room combined.

On the first floor there is a splendid Master bedroom and Guest bedroom both enjoying en suite facilities, two further double bedrooms and a family bathroom.

Externally a raised deck area leads down to a block paved patio and pathway leading around the private garden which has well defined, walled and fenced boundaries. Off road parking is available immediately prior to the double garage which has a personal door into the garden. An excellent sheltered and covered entertainment area is located to the rear of the garage.

Agents notes

- * The delightful bathrooms feature Duravit and Keuco sanitary ware and fittings.
- * MVHR (mechanical ventilation with heat recovery) system
- * Zoned underfloor heating (on the ground floor kitchen/diner, lounge, hallway, utility) and in all three bathrooms.
- * Vaillant sensoHOME smart heating with weather compensation and internet gateway (remote app control)
- * Pre-wired for air conditioning with dedicated wiring to the fusebox for AC units in the Master bedroom and dining area.

The location

The property is within a short stroll of the Grand Union canal with its pleasant walks along the towpath. The village has a first school with later year schooling at Aylesbury and Leighton Buzzard. Commuting to London and the North is entirely convenient from the station at nearby Leighton Buzzard some 4 miles distant. The village has a shop and post office, public house and sports and social club. Essential shopping is available in nearby Leighton Buzzard with all major retailers and leisure facilities represented in Milton Keynes some 9 miles distant.





Disclaimer

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Notice to purchasers

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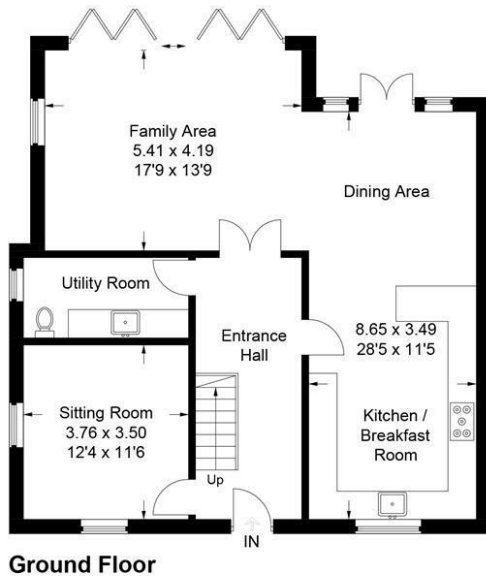




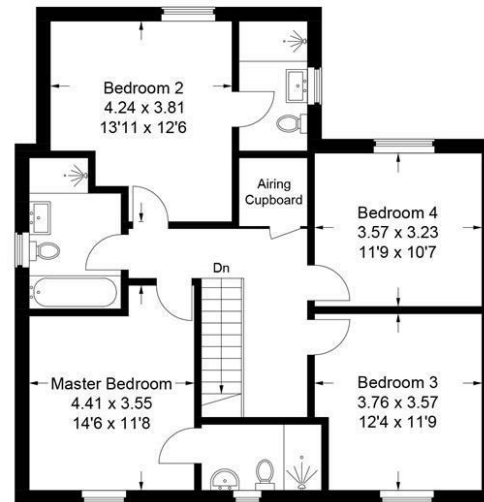




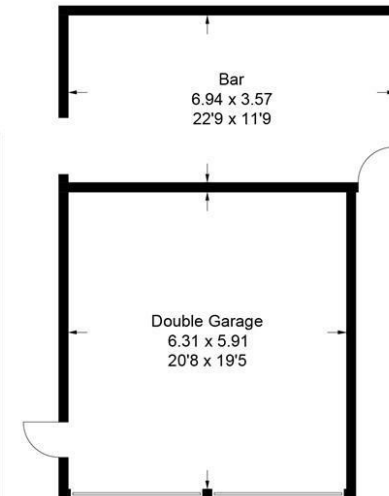
Approximate Gross Internal Area
 Ground Floor = 89.4 sq m / 962 sq ft
 First Floor = 83.8 sq m / 902 sq ft
 Double Garage / Bar = 61.8 sq m / 665 sq ft
 Total = 235.0 sq m / 2,529 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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