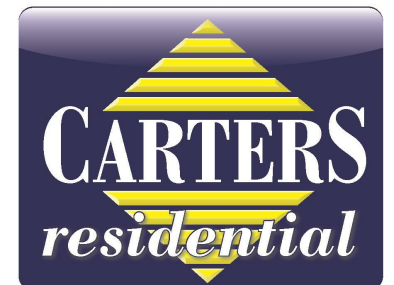




Wilkinson Crescent, Wolverton, MK12 5LL



**2 Wilkinson Crescent
Wolverton
Milton Keynes
MK12 5LL**

£450,000

A 4 bedroom detached house with gardens, garage & carport located on a popular development close to extensive facilities and railway station.

The house is situated on a sought after development. It has accommodation set on two floors to comprise; hall, cloakroom, separate lounge with bay window and views over trees, and a fabulous kitchen/ dining room complete with integrated appliances. The first floor has 4 large bedrooms, the master bedroom with en-suite, and a bathroom. Outside are front and rear gardens, a carport, and garage.

It fronts attractive parkland and is just a moments walk from the leisure complex with swimming pool and gym. Stony Stratford and Wolverton town centres are just a short drive or a pleasant cycle/walk away, Wolverton with a main line station to London Euston, and Stony with lovely pubs and restaurants.

- 4 Bedroom Detached House
- Separate Living Room
- Large Kitchen/ Dining Room
- 2 Bath/Shower. Rooms + Cloakroom
- Garage, Carport & Cloakroom
- Short Walk to. Swimming Pool & Gym
- Walk to Wolverton Railway Station
- VACANT - CHAIN FREE PURCHASE





Ground Floor

A front door opens to an entrance hall which has a tiled floor which runs throughout the kitchen dining area. Stairs to the first floor, under stairs cupboard and doors to all rooms.

A cloakroom has a WC and wash basin

The living room, located to the front, has a bay window with an outlook over trees and bushes.

The large kitchen/dining room has a kitchen area with a range of units to floor and wall levels with worktops and 1 1/2 bowl sink unit. Integrated appliances include a wide six ring gas hob, double oven and freestanding appliances which may be available, include a dishwasher and fridge/freezer. A utility cupboard has a worktop and space for a washing machine and tumble dryer.

First Floor

The landing has access to the loft, an airing cupboard housing the hot water cylinder and doors to all rooms.

Bedroom 1 is a large double bedroom with a window to the front with an attractive outlook, a range of fitted wardrobe spanning one wall and an ensuite shower room with a suite comprising WC, wash basin and double size shower cubicle. Window to the front.

Bedroom 2 is a large double bedroom with a dual aspect with windows to both the front and rear.

Bedroom 3 is a double bedroom located to the rear with fitted wardrobes and a door to the Jack and Jill bathroom - allowing it to be used as an ensuite should you require.

Bedroom 4 is a large single bedroom located to the rear.

The family bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over. Window to the side, tiled floor and part tiled walls. Returned door from bedroom three allowing it to be used as a jack and Jill suit should you require.

Outside

The front garden has lawn and a pathway to the front door. A blocked paved driveway to the side offers off-road parking for two cars with a covered carport and gated access to the rear garden.

The rear garden has a paved patio and the remainder is laid to lawn with some stocked beds. Enclosed by fencing.

Garage & Carport

Brick built single garage with up and over door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: . Service charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band:

Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops . Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

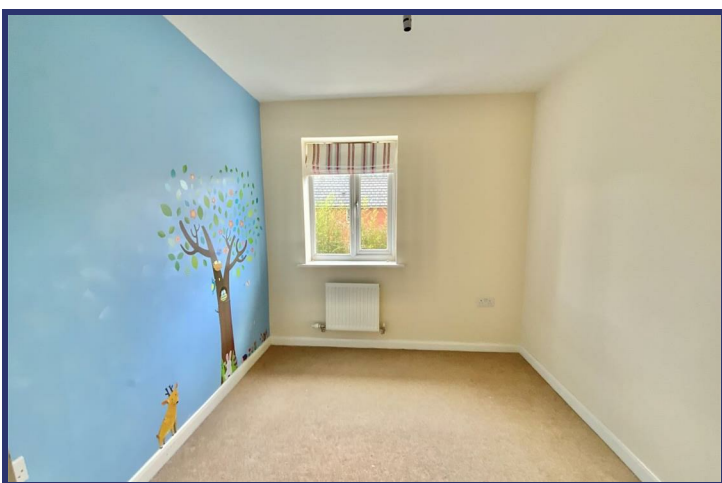
Note for Purchasers

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 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

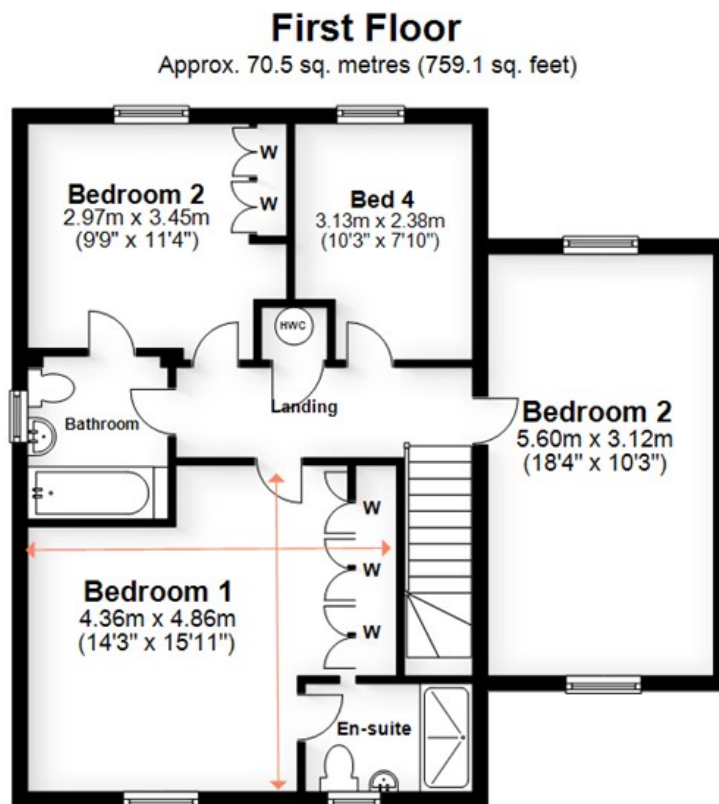
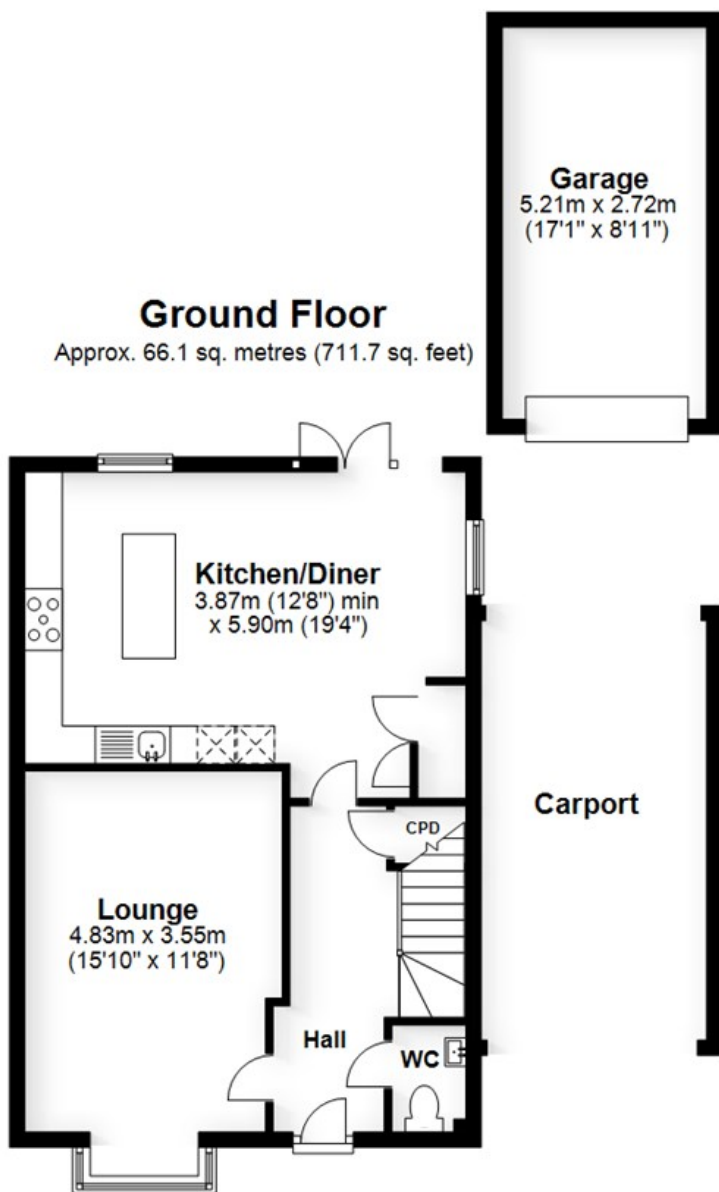
Disclaimer

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.



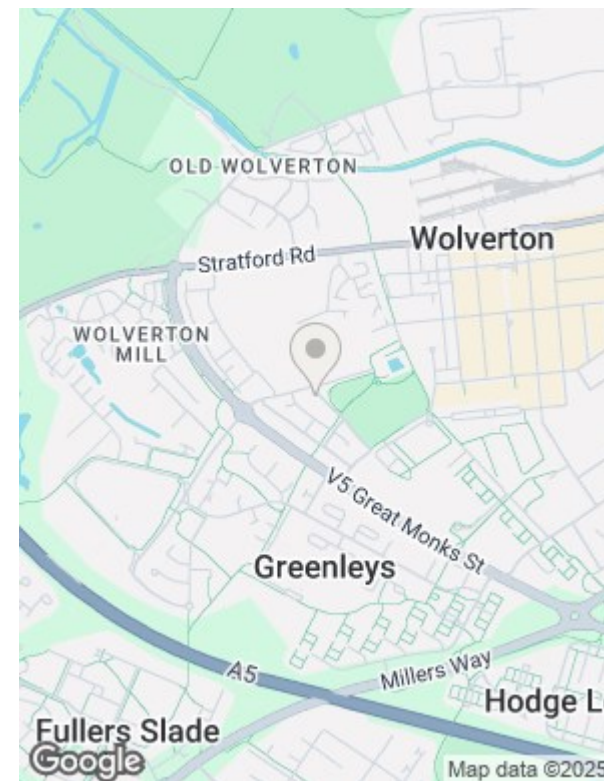






Total area: approx. 136.6 sq. metres (1470.8 sq. feet)

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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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	81	89
(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		

