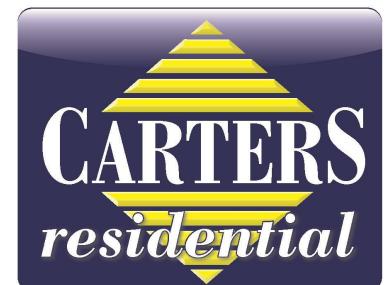




Sabina Close, Fairfields, MK11 4DJ



4 Sabina Close  
Fairfields  
Milton Keynes  
MK11 4DJ

£365,000

**A 3 bedroom semi detached house benefiting from an en-suite bedroom, and a kitchen fitted with a full range of appliances, located on this popular development.**

The property has accommodation set on two floors comprising; entrance hall, cloakroom, living room and a kitchen/dining room with a full range of integrated appliances. On the first floor there are 3 bedrooms, master bedroom with an en-suite shower room, plus a family bathroom. Outside the property has front and rear gardens, driveway with parking for two cars, and an electric car charging point.

The property is located on this popular development within walking distance to the local school and shop, and a comfortable walk to Stony Stratford High Street. Railway stations at Wolverton and Central Milton Keynes are within cycling distance or a short driving distance.

- End Terrace House (Block of 3)
- Separate Living Room
- Kitchen with Appliances/Dining Room
- Master Bedroom with En-suite Shower Room
- 2 Bath/Shower Rooms + Cloakroom
- Driveway with Electric Car Charger





## Ground Floor

A door opens to the hall which has stairs the first floor and doors to the cloakroom and living room.

The cloakroom has a WC and wash basin.

The living room has a bay to the front and a door to the kitchen/dining room.

The kitchen/dining room has a dining area, French doors opening to the rear garden, and an understairs cupboard. The kitchen area has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. A range of integrated appliances include an electric hob, electric oven, fridge/freezer, dishwasher, and a washer/dryer. Window to the rear.

## First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in double wardrobe. It has an en-suite shower room comprising WC, wash basin and a double sized shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and a bath with glass screen and shower over. Window to the rear.

## Gardens & Parking

Small front garden with a pathway to the front door, an electric car charging point, and a driveway to the side providing off-road parking for two cars. Gated access to the rear garden.

The rear garden is laid with patio and lawns with some raised stocked beds and is enclosed by fencing. The garden benefits from a sunny south/westerly aspect.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band:

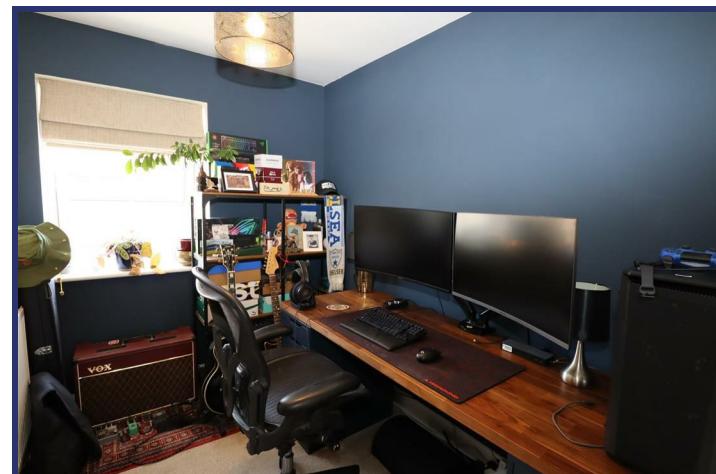
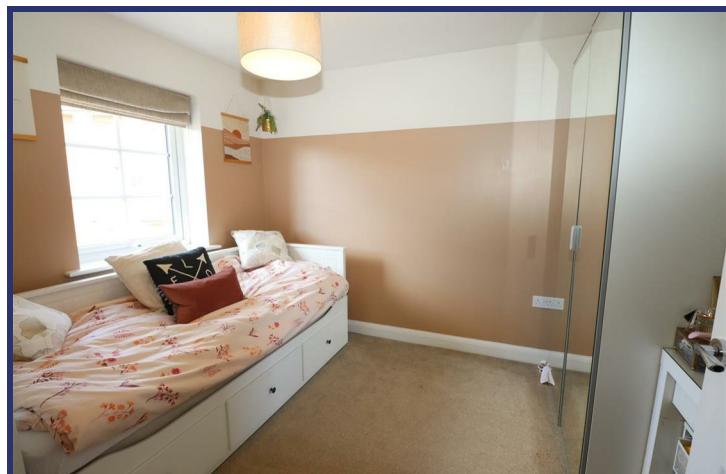
## Note for Purchasers

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 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

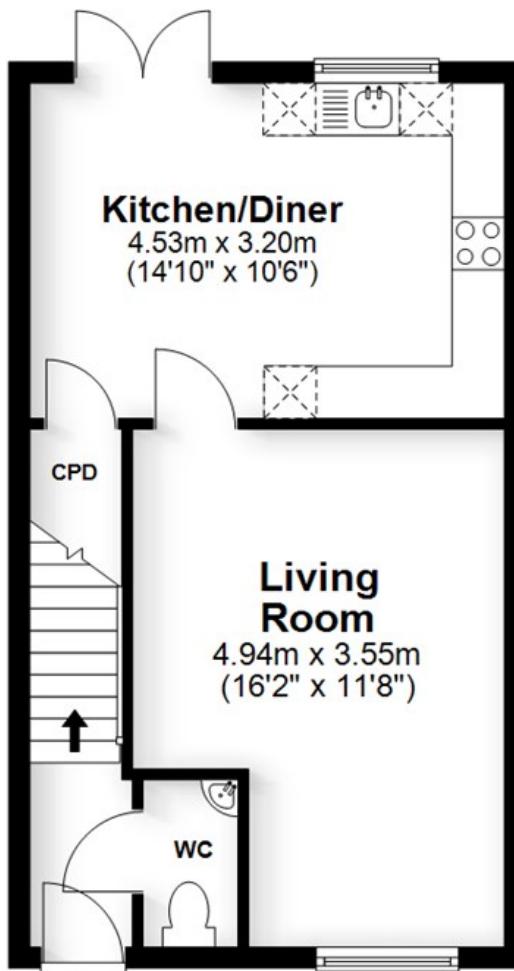
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 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.





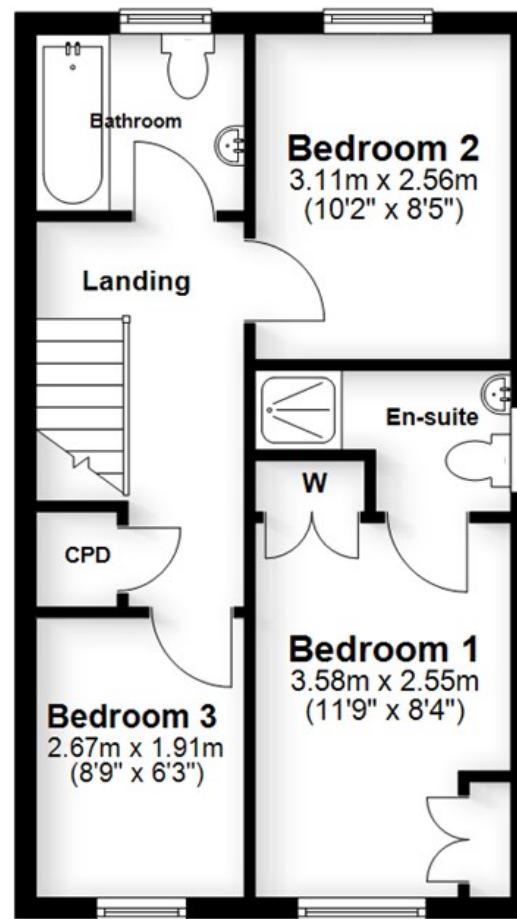
## Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



## First Floor

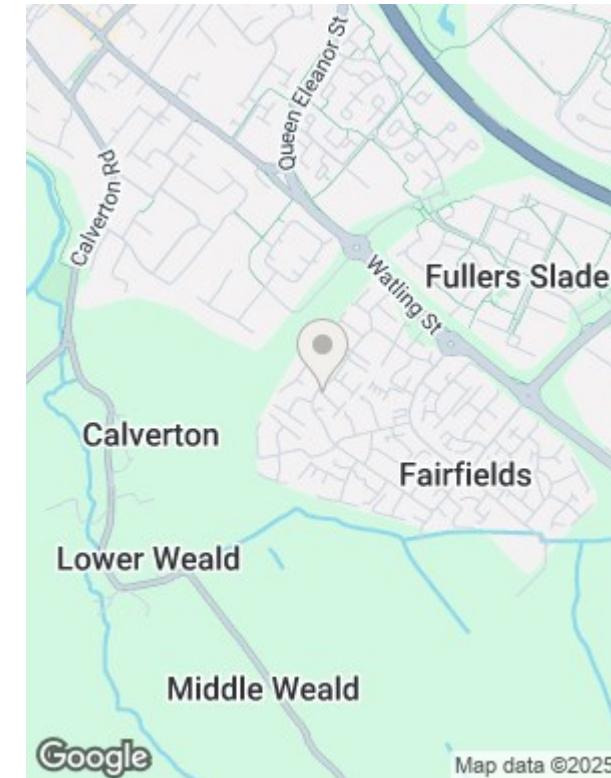
Approx. 37.7 sq. metres (405.7 sq. feet)



**Total area: approx. 75.0 sq. metres (807.5 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

01908 561010

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

onTheMarket.com rightmove.co.uk

The Property Ombudsman

FINE COUNTRY

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		84	
EU Directive 2002/91/EC			

