



Clarkes Orchard, Stoke Goldington, MK16 8NE

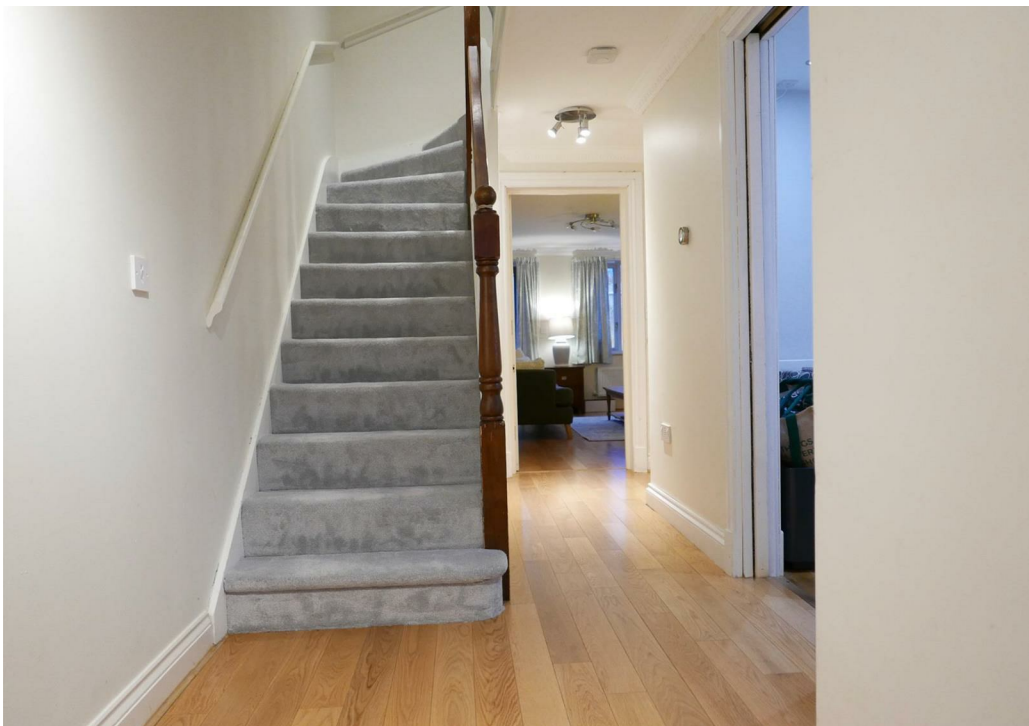
3 Clarkes Orchard
Stoke Goldington
Bucks
MK16 8NE

Asking Price £395,000

A delightful cottage property built in stone in a small complex of only 5 properties. There is parking designated to the front for 2 vehicles and internally this fine home meets a very high internal specification and includes newly fitted carpets.. A significant feature is the master bedroom suite arranged over two floors and which is somewhat breath taking.

The accommodation comprises: Entrance hall, Cloakroom, Living room, Kitchen, Three bedrooms with en suite facilities to the master bedroom, Family bathroom, Gardens to the rear with countryside views. Full double glazing and oil fired central heating.





Entrance Hall

A solid wooden door with glazed panels opens into a hallway from where the staircase rises to the first floor. This hallway has a wooden floor, coving to the ceiling, wall mounted heat control unit (App available) and a radiator. The cloakroom, kitchen and living room are accessed from this area.

Cloakroom

Fitted with half height wall tiling and a timber backdrop to an integrated WC and a wall mounted wash basin. The cloakroom has an extractor fan and recessed lighting to the ceiling. Wooden flooring is continuous from the hallway. Ladder radiator.

Living room

An impressive fireplace provides an attractive focal point to one wall whilst wooden flooring continues from the hallway. There is a window to the rear and patio doors both giving excellent aspects over the garden. Coving is fitted to the ceiling and wall lights are arranged around the room. Radiator.

Kitchen

A pocket sliding door opens to reveal a refitted state of the art kitchen with a recently installed replacement boiler and a vast array of cabinets to base and high levels. A window is set to the front elevation where the sink unit sits neatly under. Integrated to the kitchen are a washer/dryer, dishwasher and a large "Neff" induction hob and double oven with microwave whilst there is a housing for an American style fridge freezer. The owners have one in situ but intend to remove it unless a buyer wishes to purchase it by separate negotiation. Wooden flooring is continuous from the hallway and lighting is recessed to the ceiling.

First floor landing

Attractive balustrade to the staircase and built in airing cupboard. Radiator.

Master bedroom suite

This property is favoured by quite an exceptional master bedroom which has its own staircase rising to a floor above with a dressing area and

en suite shower room. The bedroom has a range of double built in wardrobes and there is recessed ceiling lighting and wall lighting. The window looks to the front elevation.

Dressing area

Providing built in wardrobes, a velux window and a radiator. Door to:

En suite Shower room

Comprising of a shower cubicle, low flush WC and wash basin with a socket alongside for an electric toothbrush and shaver. Recessed lighting to the ceiling. Velux rooflight. Radiator.

Bedroom 2

Access to loft space. Window to the rear elevation. Radiator.

Bedroom 3

Window to the rear elevation. Radiator.

Family bathroom

4 piece suite of panelled bath, shower cubicle low flush WC and wash basin. Tiling to splash areas and flooring. Coving to ceiling. Shaver socket. Radiator.

Outside

Parking and driveway to the front with 2 designated spaces allocated to each of the 5 properties.

To the rear there is a patio and lawned garden backing onto open countryside with a westerly aspect. Garden shed.

Disclaimer

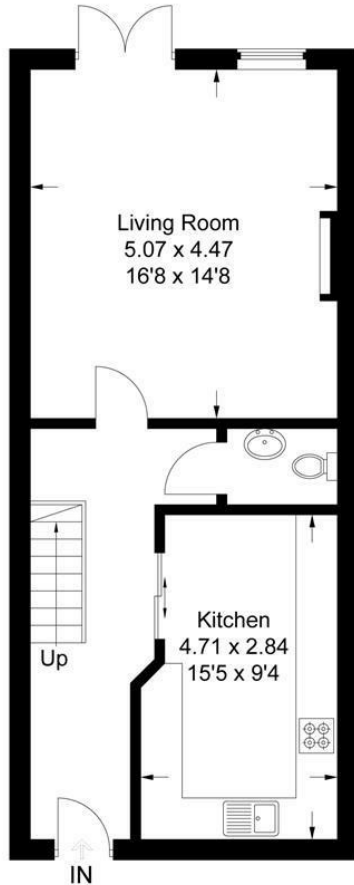
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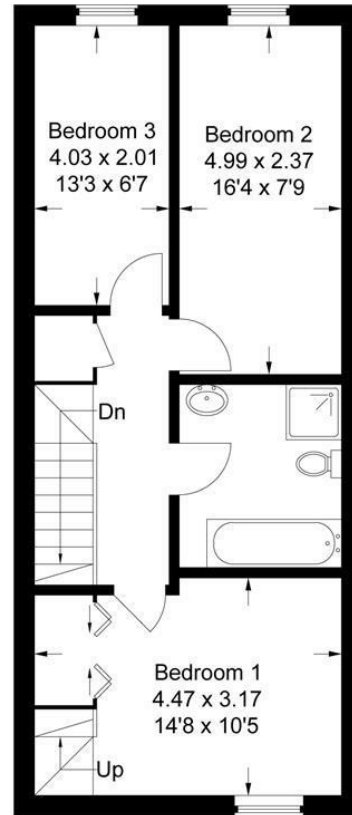




Approximate Gross Internal Area
 Ground Floor = 50.0 sq m / 538 sq ft
 First Floor = 49.6 sq m / 533 sq ft
 Second Floor = 12.8 sq m / 138 sq ft
 Total = 112.4 sq m / 1,209 sq ft

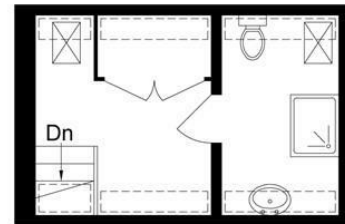


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

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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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			