



## Wedgwood Avenue Blakelands, Milton Keynes MK14 5JZ Guide price £475,000

Nestled on the charming Wedgwood Avenue in the desirable Blakelands area of Milton Keynes, this much-improved three-bedroom detached family home presents an excellent opportunity for those seeking a comfortable and modern living space. Recently redecorated throughout, the property boasts a fresh and inviting atmosphere, also including solar panels (benefiting from the old feed in tariff) and the air-conditioning in the upstairs bedroom, making this a perfect for families or individual home.

The heart of the home is undoubtedly the re-fitted kitchen, which offers contemporary fixtures and ample space for culinary creativity. The property features a spacious reception room, ideal for entertaining guests or enjoying family time. Additionally, there are two well-appointed bathrooms, including an en-suite, ensuring convenience for all residents.

For those who appreciate outdoor activities, the property is conveniently located within walking distance of Tongwell Lake, offering a picturesque setting for leisurely strolls or family outings. The detached garage adds further practicality, providing ample storage or potential for a workshop.

To truly appreciate the quality and charm of this home, we strongly advise an early inspection to avoid disappointment. This property is a rare find in a sought-after location, making it an ideal choice for your next family home. With onward chain in place and a motivated seller.

## Entrance

## Hallway



## Conservatory

11'9" x 9'3" (3.59m x 2.83m )



## Cloakroom



## Kitchen

10'0" x 9'6" (3.05m x 2.91m )



## Dining Area

10'0" x 12'0" (3.06 x 3.68m )



## Lounge

11'8" x 12'4" (3.58m x 3.76m)



## Landing

## Main Bedroom

8'6" x 13'1" (2.61m x 4.00m )



## Bedroom 3

10'2" x 8'7" (3.12m x 2.62m)



## En- suite



## Bathroom



## Bedroom 2

10'3" x 6'8" (3.14m x 2.04m)



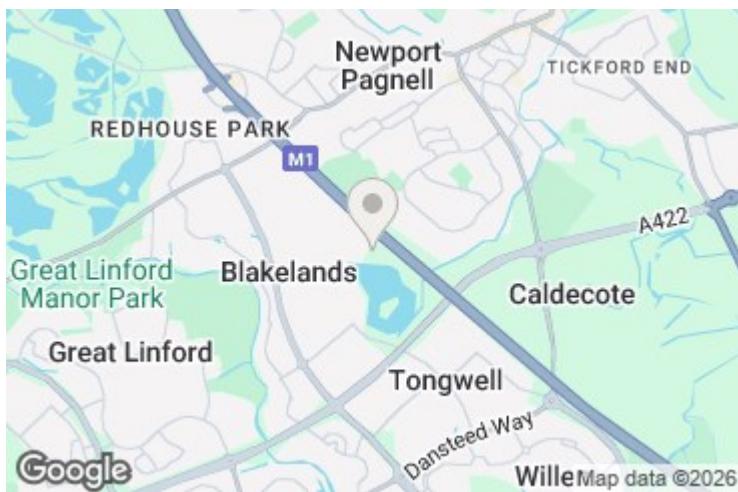
## Rear Garden



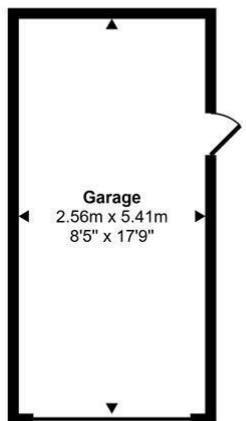
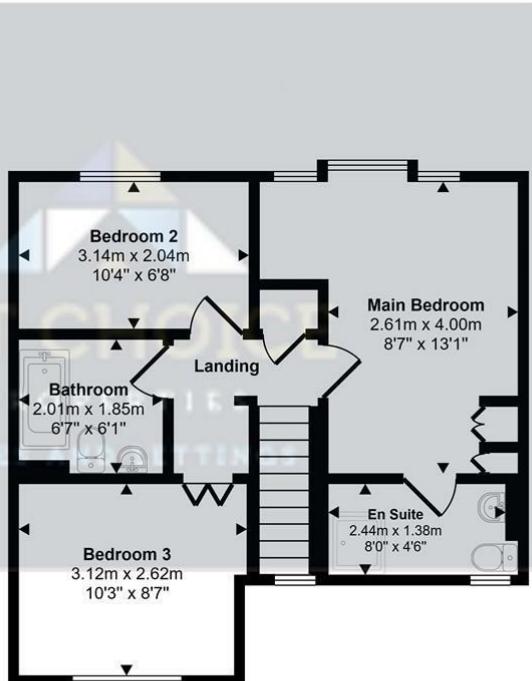
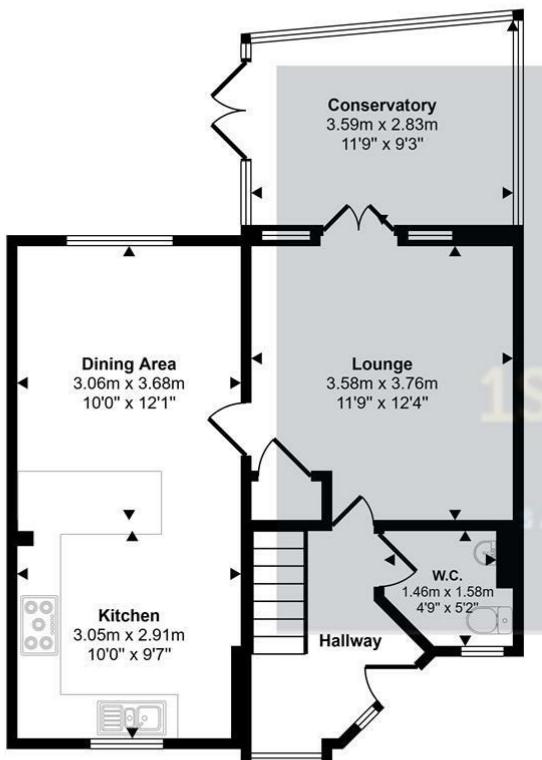
## Decked Area



## Garage



Approx Gross Internal Area  
109 sq m / 1172 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	