



**Willowford**  
**Bancroft Park, MK13 0RH**  
**£495,000**

1st Choice Properties are delighted to receive instruction to offer for sale this immaculate 4 bedroom detached family home which is set in a quiet cul-de-sac location. On the popular development of Bancroft Park and Blue Bridge . Nearby, is the Roman Park Residents Club, an exclusive facility for the residents which was formed in 1987. The club provides several leisure facilities and organises many function and entertainment events. The property offers large and versatile living accommodation and benefits from double glazing, gas to radiator heating. The accommodation comprises of Lounge, ,dining room, kitchen, utility room, main bedroom with ensuite three further bedrooms bathroom, mature gardens, driveway, and a attached double garage. To avoid disappointment, we strongly recommend an early inspection.

### Entrance

Part covered storm porch, carriage light, double glazed entrance door with side window to:

### Hallway

Parquet flooring, radiator with cover, stairs rising to first floor living accommodation, coving to ceiling, door to all room:

### Cloakroom

White suite comprising of low level wc., wash hand basin mounted in vanity unit with cupboard below, chrome towel rail, ceramic tile floor and half tile walls.

### Lounge

20'0" x 11'2" (6.11m x 3.42m)



Feature fire place with stone surround, log burner, laminate flooring, dado rails, wall light points, coving to ceiling. two radiators with covers, double glazed window to front aspect, double glazed sliding patio doors to garden

### Dining Room

9'8" x 15'4" (2.96m x 4.69m)



Laminate flooring, radiator with cover, dado rail, coving to ceiling, double glazed window to rear aspect, double glazed sliding patio door to rear gardens

### Kitchen

9'7" x 9'4" (2.93m x 2.86m)



Fitted with a range of matching base and wall mounted units providing storage space and work surfaces, enamel single drainer 1 1/2 bowl sink unit, swan neck mixer tap, ceramic tiled surround, four ring gas hob, electric double oven, overhead extractor hood, integrated dishwasher, heated towel rail, double glazed window to side aspect. door to:

### Utility Room

Base units with work surfaces, gas boiler serving domestic and general hot water system. plumbing for automatic washing machine, double glazed door to rear of property.

### First Floor Landing

Laminate flooring, coving to ceiling, access to loft.

### Main Bedroom

11'3" x 11'3" (3.44m x 3.43m)



Laminate flooring, radiator with cover, coving to ceiling, double glazed window to side aspect

### En-suite

Coloured fitted three piece suite comprising of enclosed shower cubicle with shower and shower curtain and rail. low level wc, wash hand basin mounted in vanity unit with cupboard below, single panel radiator, double glazed window to side aspect.

### Bedroom 2

8'8" x 9'6" (2.65 x 2.91m )



Laminate flooring, radiator with cover, built-in wardrobes with louvered fronted doors, hanging clothes rail and shelving. coving to ceiling, double glazed window to rear aspect.

### Bedroom 3

8'7" x 9'7" (2.62m x 2.94m)



Laminate flooring, radiator with cover, coving to ceiling, double glazed window to side aspect.

### Bedroom 4

8'2" 8'0" (2.49m 2.45m)



Laminate flooring, radiator with cover, coving to ceiling, double glazed window to side aspect.

### Bathroom

White suite comprising of panel bath with mixer tap and shower attachment , glass shower screen , pedestal wash hand basin with mixer tap, low level wc., ceramic tiled surround , chrome towel rail , airing cupboard, double glazed window to side aspect.

### Front Garden

Small lawned area with retaining flower and shrub borders

### Rear Garden



Mainly laid to lawn, mature flower and shrub borders and beds, laid patio area , enclosed by mature hedge row and fencing , outside tap and light gated access

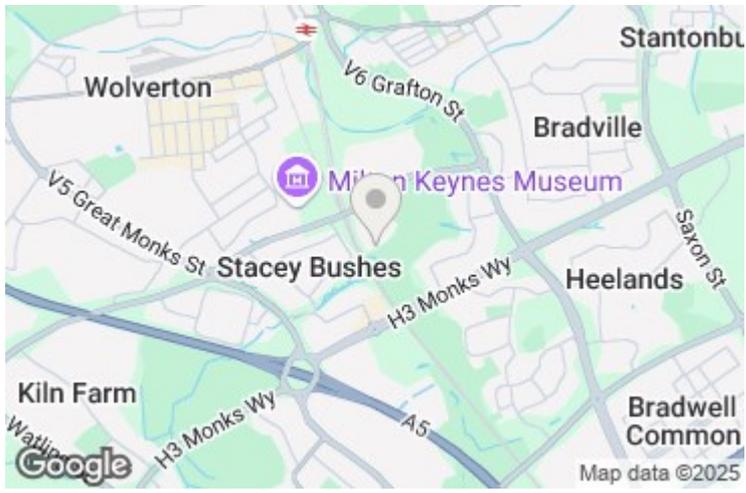
### Double Garage

Double garage with power and light, storage space in eaves . Part of one garage has been converted into an office with power and light and personal door to garden .

### NB Notes

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THERE IS AN ANNUAL CHARGE OF £264.00 FOR 2024 TO ROMAN PARK MANAGEMENT LTD COMPANY FOR USE OF THE RESIDENCE CLUB FOR MORE DETIALS PLEASE ASK AGENT



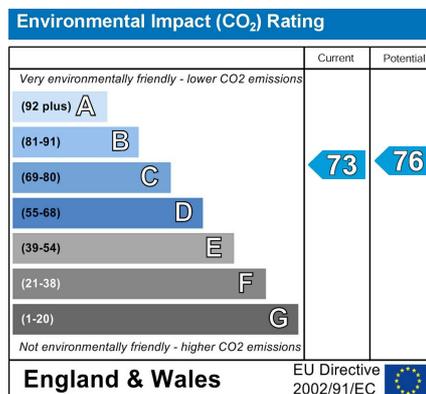
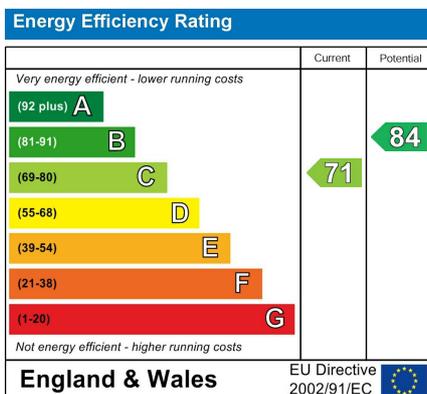
Approx Gross Internal Area  
110 sq m / 1179 sq ft



Ground Floor  
Approx 58 sq m / 626 sq ft

First Floor  
Approx 51 sq m / 553 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.



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