



Lullingstone Drive
Bancroft Park, Milton Keynes MK13 0RB
Offers in excess of £540,000

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, conservatory ,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

Carriage light, replacement double glazed door to entrance hall,

Entrance Hall

Laminate floor, single panel radiator, coving to ceiling, double glazed window to side aspect .

Cloakroom



White suite comprising of low level wc, wall mounted hand wash basin, ceramic tiled surround , laminate flooring, single panel radiator , access to loft space , double glazed window to side aspect.

Lounge

11'3" x 20'1" (3.44 x 6.13)



Fitted carpets, Feature stone fire place and surround with log burner , two wall lights, coving to ceiling, double glazed window front aspect, double glazed sliding patio doors to conservatory

Conservatory

11'1" x 7'8" (3.40 x 2.34)

Half brick and Upvc double glazed construction , vinyl flooring , double glazed French doors to garden.

Dining Room

16'0" x 7'11" (4.90 x 2.43)



Stairs rising to first floor living accommodation with understairs recess , laminate flooring , double panel radiator , coving to ceiling double glazed window to front aspect . , door to:

Kitchen

9'9" x 14'7" (2.98 x 4.45)



A good range of base and wall mounted units providing storage space and granite work surfaces over , with 1 1/2 stainless steel inset sink unit. mono block mixer tap,, integrated dishwasher , induction hob, extractor hood , electric fan assisted double oven , double panel radiator, laminate flooring, double glazed window to rear aspect door to \;

Utility Room

A good range of base and wall mounted units providing storage space and granite work surfaces over , concealed gas boiler serving domestic and general hot water. single drainer single bowl stainless steel sink unit with mono block mixer tap, single panel radiator, laminate flooring double glazed French door to garden

First Floor Landing

Fitted carpet, access to loft space, doors to

Main Bedroom

11'7" x 9'2" (3.55 x 2.80)



Fitted carpet, single panel radiator, sliding mirror fronted wardrobes with hanging clothes rail and shelving, double glazed window to front aspect .

En-Suite Shower Room

Fitted 3 pcs suite comprising low level wc , corner tiled shower cubicle with power shower and rain shower , hand wash basin mounted in vanity cupboard with storage below, mono block mixer tap , vinyl flooring, chrome towel rail, electric shaver point , double glazed window to front aspect

Bedroom 2

9'8" x 8'10" (2.95 x 2.71)



Fitted carpet , single panel radiator, sliding fronted wardrobes with hanging clothes rail and shelving , coving to ceiling, double glazed window to rear aspect.

Bedroom 3

9'8" x 8'7" (2.96 x 2.64)



Fitted carpet , single panel radiator, sliding fronted wardrobes with hanging clothes rail and shelving , coving to ceiling, double glazed window to front aspect.

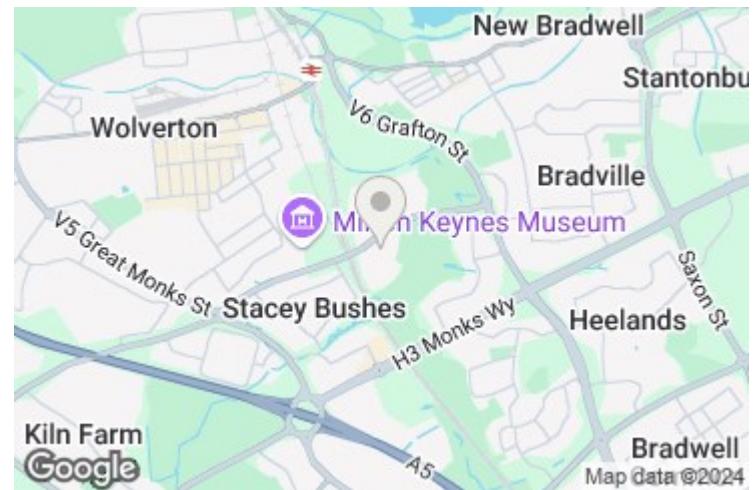
Bedroom 4

8'3" x 8'5" (2.53 x 2.58)



Fitted carpet , single panel radiator, louvered fronted wardrobes with hanging clothes rail and shelving , coving to ceiling, double glazed window to rear aspect.

Bathroom



Fitted 3 pcs suite comprising of a P shaped panel bath with mixer tap , power rain shower over , glass shower screen pedestal hand wash basin, low level wc, fully tiled in ceramic tiles , chrome towel rail, tiled flooring, door to airing cupboard, double glazed window to rear aspect.

Rear Garden



Mature gardens that wraps around two sides of the property. Mainly laid to lawn with mature flower and shrub borders and beds , Laid patio area, outside tap and security light, enclosed by panel fencing and mature hedgerow gated access to front of the property

Front Garden

Lawned area with path to front door

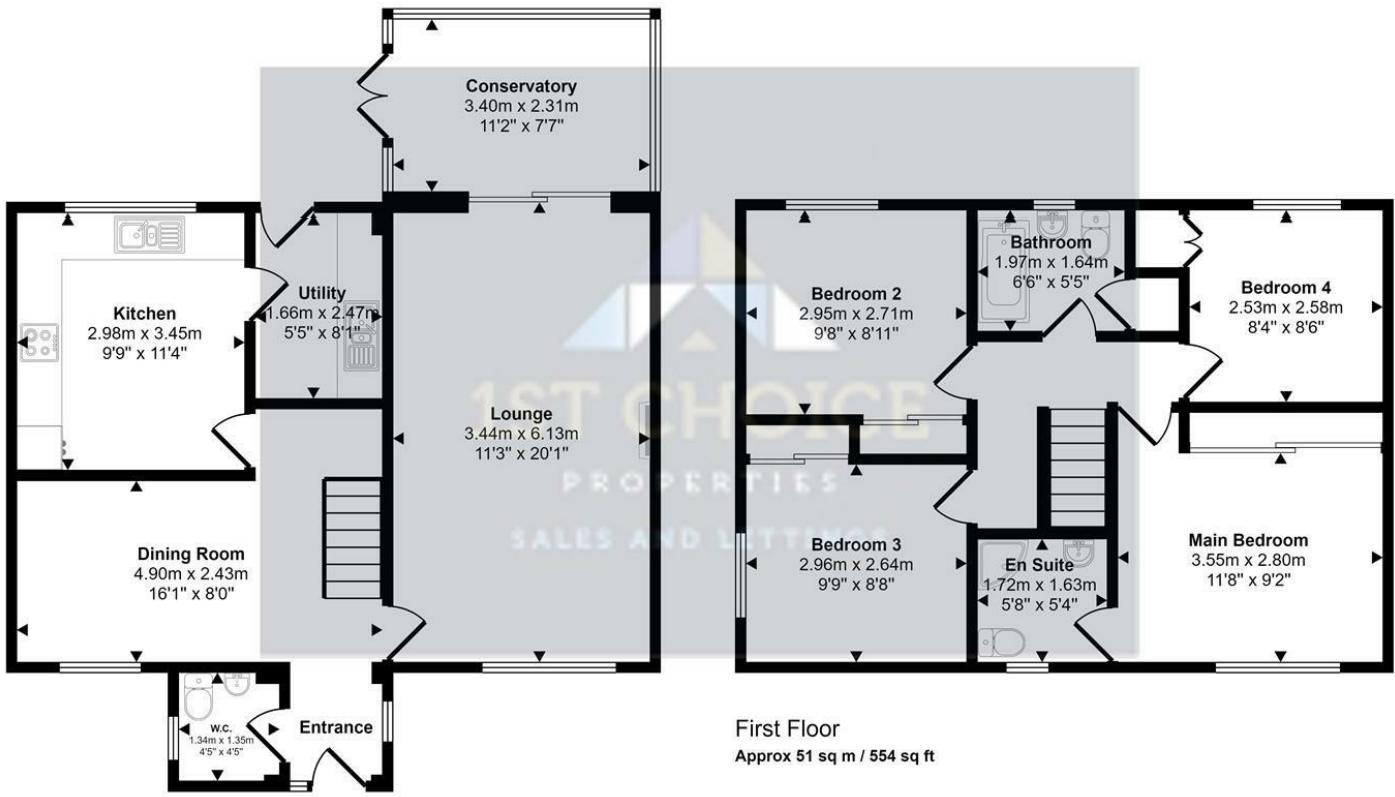
Double Garage

Double width driveway leading to double detached garage with power and light , storage space in eaves .

NB NOTES

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
115 sq m / 1238 sq ft



Ground Floor

Approx 64 sq m / 684 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		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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