

MASON'S RESIDENTIAL

2 Flora Garden, Fairfields, Milton Keynes, Buckinghamshire,
MK11 4DT

£585,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Mason's Residential are delighted to offer this attractive double fronted four bedroomed detached family home, situated over three floors and built by Barrett homes, in the sought after location of Fairfields, Milton Keynes.

Fairfields is situated on the west flank of Milton Keynes providing schooling catchments for all levels, local shops, amenities, whilst being a short drive from the bustling city of Milton Keynes with good connections to London and Birmingham via Milton Keynes Central train station. It is also in walking distance of the historic town of Stony Stratford with its attractive well stocked High Street. The home has great road links to the A5, M1 and A508. This home is also close to the Abbey Hill Golf Course and woodlands for those seeking outside walks and outside pursuits.

The front doorway leads to an entrance hall, flowing through to the modern, sleek kitchen come family/breakfast room; fully adorned with built-in appliances with a door leading to the utility room and further double doors leading out to the attractive and inviting landscaped rear garden. A sitting room with bay windows is situated off from the main hallway with a downstairs cloakroom.

Off the first floor landing you will find the Master bedroom adorned with built-in wardrooms located in a walk in wardrobe come dressing room area and served by its own en-suite. You'll further find bedroom four being a double and served by the family bathroom.

From the second-floor landing, you'll find a further two double bedrooms served by a shower room with low level WC and wash handbasin.

Outside you will find a fully updated, contemporary landscaped rear garden with seating area offering more outside social space, fully enclosed with rear gated access. A driveway offers off road parking for three cars with a single garage offering further storage space or car coverage.

FEATURES

- DETACHED
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- EN SUITE
- SINGLE GARAGE
- LANDSCAPED REAR GARDEN



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

KITCHEN DINING ROOM

17' 10" x 13' 8" (5.44m x 4.17m)

UTILITY ROOM

5' 6" x 5' 10" (1.68m x 1.78m)

SITTING ROOM

10' 7" x 17' 11" (3.23m x 5.46m)

FIRST FLOOR

MASTER BEDROOM

10' 4" x 11' 4" (3.15m x 3.45m)

EN SUITE TO MAIN BEDROOM

4' 7" x 7' 2" (1.40m x 2.18m)

DRESSING ROOM TO MAIN BEDROOM

4' 8" x 15' 4" (1.42m x 4.67m)

BEDROOM FOUR

9' 8" x 11' 0" (2.95m x 3.35m)

MAIN BATHROOM

6' 6" x 5' 11" (1.98m x 1.80m)

SECOND FLOOR

BEDROOM TWO

9' 8" x 14' 0" (2.95m x 4.27m)

BEDROOM THREE

11' 5" x 7' 0" (3.48m x 2.13m)

SHOWER ROOM

5' 0" x 7' 9" (1.52m x 2.36m)

FRONT AND REAR GARDENS

SINGLE GARAGE DRIVEWAY FOR THREE CARS

PLEASE NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



MATERIAL INFORMATION

Council Tax: Band F

Council Tax: Rate £340.00

Parking Types: Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (85)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

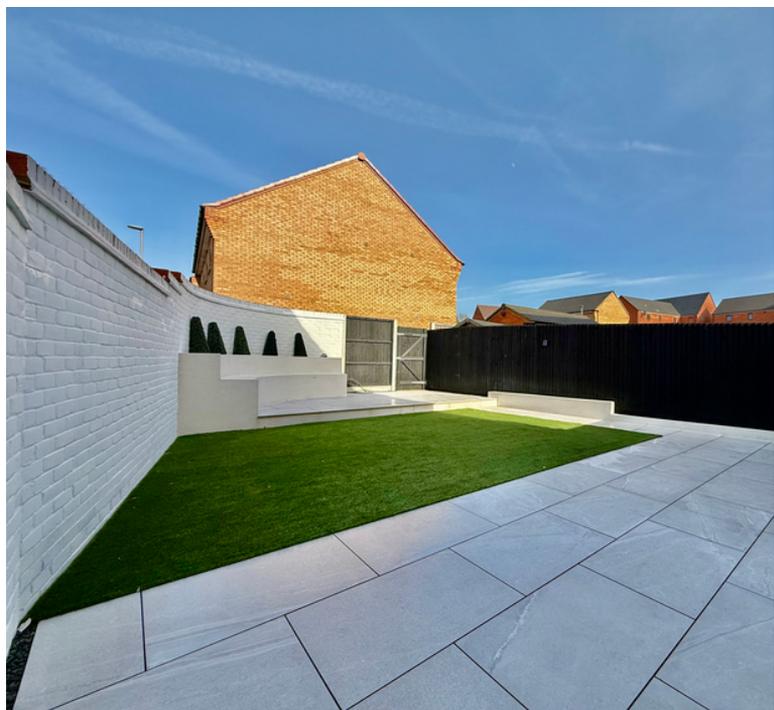
Are there any restrictions associated with the property?

No

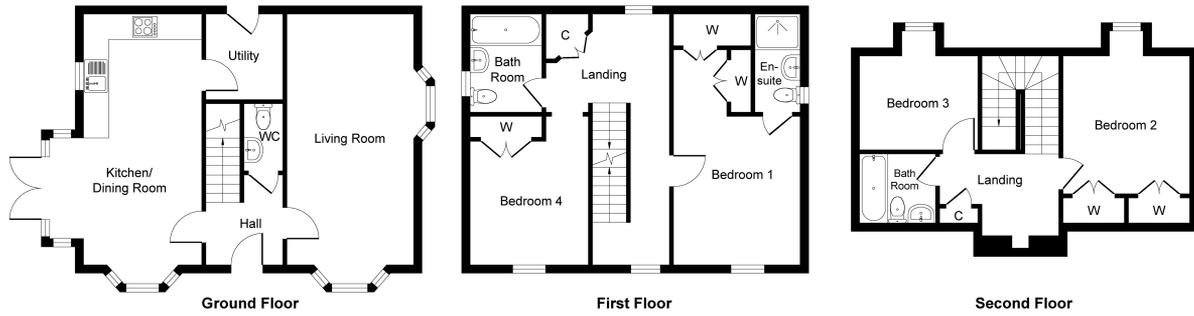
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





FLOORPLAN & EPC



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

