



12 Gaius Croft, Fairfields, Milton Keynes, Buckinghamshire, MK11 4BL

£519,995 Freehold

- David Wilson Built
- Highly sought after new development of Fairfields
- spectacular and far reaching views over the countryside lands
- underfloor heating to hallway, kitchen and utility room
- very rare and larger than average corner plot with plenty of parking.
- bigger than average garden
- 1 year builder warranty and 9 years nhbc warranty remaining
- several parking spaces and plenty on the road visitors parking





GROUND FLOOR

Entrance Hall

Doors leading to:

Lounge

Kitchen Breakfast Room

Dining Room

Utility Room

Downstairs Cloakroom

Fitted to comprise two piece suite

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

En Suite To Master

Fitted to comprise three piece suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Fitted to comprise four piece suite

EXTERIOR

Front and Rear Garden

Single Garage

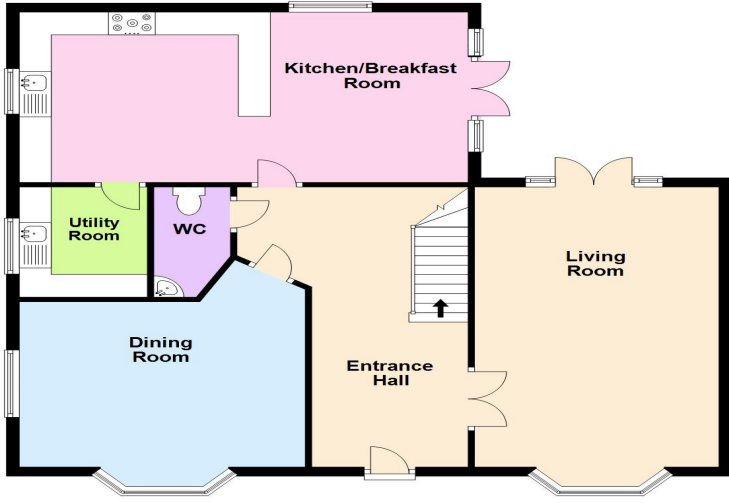
Off Road Parking

Space for two vehicles

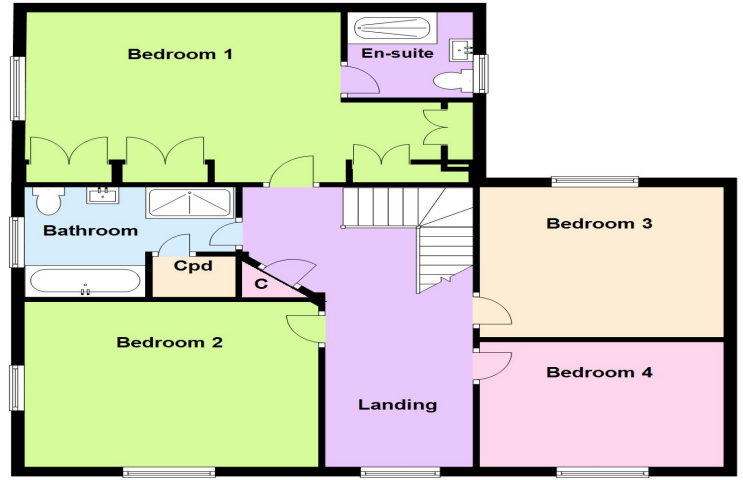
Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Ground Floor



First Floor



elevation estate agents
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A	99	100	(92 to 100) A	98	100
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

>