

elevation

estate agents | est. 1992

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**12 Littlestone Gate, Broughton, Milton
Keynes, Buckinghamshire, MK10 7DH**

£480,000 Freehold

- Stunning four bedroom executive family home
- Occupies a lovely corner plot
- Detached garage and off-road parking for 3 cars
- Well proportioned accommodation
- SEPARATE RECEPTION ROOMS
- En suites to two bedrooms and family bathroom
- Attractive rear garden
- Energy rating B
- EPC Rating B





GROUND FLOOR

Entrance Hall

Doors leading to:

Downstairs Cloakroom

Fitted to comprise two piece suite

Study

8' x 6' (2.44m x 1.83m)

Family Room

12' x 10' (3.66m x 3.05m)

Lounge

16' x 11' 10" (4.88m x 3.61m)

Kitchen Diner

19' x 12' (5.79m x 3.66m)

Kitchen Area

En Suite

Fitted to comprise three piece suite

Bedroom Two

12' x 10' (3.66m x 3.05m)

En Suite

Fitted to comprise three piece suite

Bedroom Three

12' x 12' (3.66m x 3.66m)

Bedroom Four

10' x 7' (3.05m x 2.13m)

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear Garden

Garage

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.

FIRST FLOOR

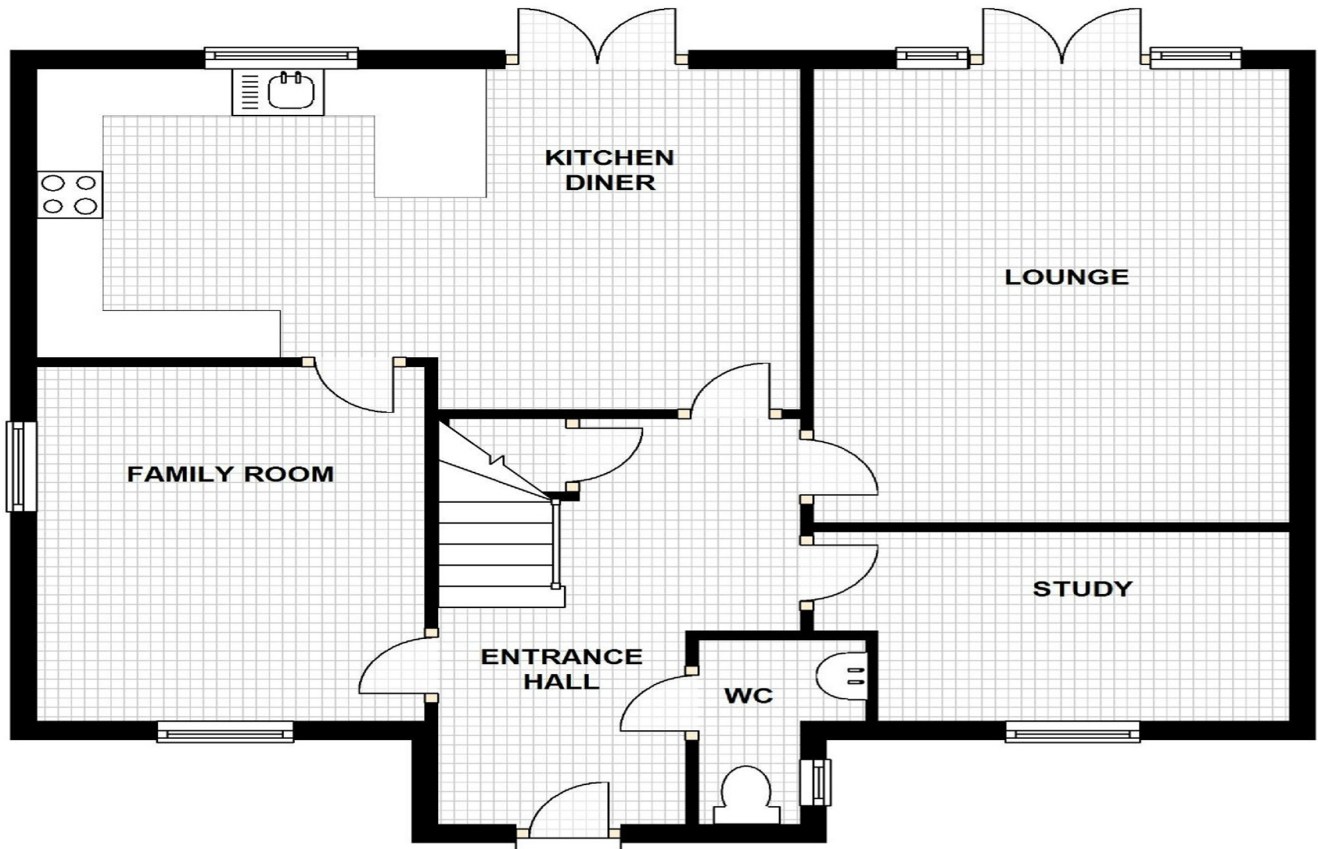
First Floor Landing

Doors leading to:

Master Bedroom

13' x 10' (3.96m x 3.05m)

GROUND FLOOR



Floor Plans are for layout purposes only.
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Predicted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(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
	81	88	0
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

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