

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



16, Victory Drive, Brooklands, Milton Keynes, MK10 7LF

For Sale | Freehold | £895,000



This beautifully presented five-bedroom family home occupies a prominent position within the sought-after Brooklands development and was constructed in 2019 to a high specification throughout. Offering generous proportions, refined finishes and a well-considered layout arranged over three floors, the property combines contemporary design with practical family living in one of Milton Keynes' most desirable modern locations.

Total aprox floor area 2439 sq ft | 227m<sup>2</sup>



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### DISTANCE

- Milton Keynes City Centre – approx. 5 miles
- Milton Keynes Central Train Station – approx. 5 miles
- M1 – approx. 1.5 miles
- A5– approx. 3 miles
- Local amenities - Walking distance around estate

### GROUND FLOOR

- Entrance hall
- Sitting room 14'1" x 16'10"
- Family room 11'2" x 8'5"
- Dining Room 11'11" x 10'2"
- Kitchen / Diner 23'3" x 12'10"
- Downstairs cloakroom
- Utility room

### BEDROOMS

- Bedroom one 14'1" x 16'11" | Dressing room | En-suite
- Bedroom two 16'11" x 22'3" | En-suite
- Bedroom three 14'1" x 22'3"
- Bedroom four 12'8" x 14'2"
- Bedroom five 11'7" x 14'9"

### EXTERNAL

- Private rear garden
- Double garage
- Driveway parking for 4 cars

## PROPERTY HIGHLIGHTS

- Immaculately presented five double bedroom family home built in 2019
  - Three well-defined reception rooms offering excellent flexibility for modern living
  - Principal suite with dressing area, fitted wardrobes and contemporary en-suite
- A welcoming entrance hall and open landing that give the house a
- real sense of space and good flow
- Double garage with driveway parking and a well-maintained private rear garden
- Sold with no upper chain
- Family location of Brooklands with excellent schooling, amenities and commuter links





## THE GROUND FLOOR

The accommodation is entered via an impressive entrance hall that immediately sets the tone, providing a strong sense of space and quality. From here, the ground floor offers three distinct reception areas, including a formal sitting room to the front, a separate dining room, and a versatile family room which could also suit home working or informal living. The kitchen is well-appointed and opens into a dining area, creating an ideal setting for everyday use and entertaining, with access through to a utility room and ground floor cloakroom. The layout flows seamlessly, with excellent circulation and a feeling of openness throughout.









## THE FIRST AND SECOND FLOOR

The upper floors continue to impress, with all five bedrooms being well-proportioned doubles. The principal suite enjoys a dedicated dressing area, built-in wardrobes and a contemporary en-suite, while the remaining bedrooms on this floor also benefit from fitted wardrobe storage, offering excellent practicality. The first floor is completed by a stylish family bathroom, with the second floor providing two further double bedrooms served by an additional bathroom, making the layout ideal for growing families or visiting guests.





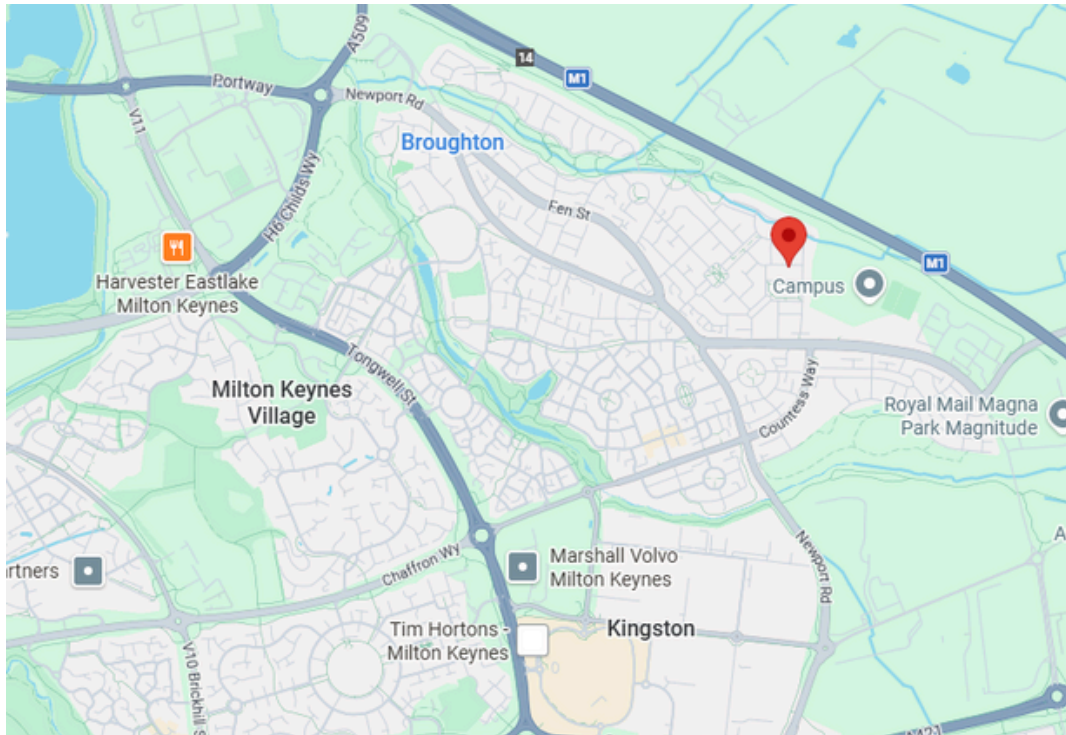




Externally, the property benefits from a detached double garage and driveway parking, along with a well-maintained rear garden providing a private outdoor space. Brooklands is a highly regarded modern development, particularly popular with families due to its excellent local schooling, nearby parkland, and convenient access to Kingston District Centre, Milton Keynes Coachway and the M1. The area is well positioned for commuters while also offering a strong sense of community and modern living.







## CONTACT US

### Phone

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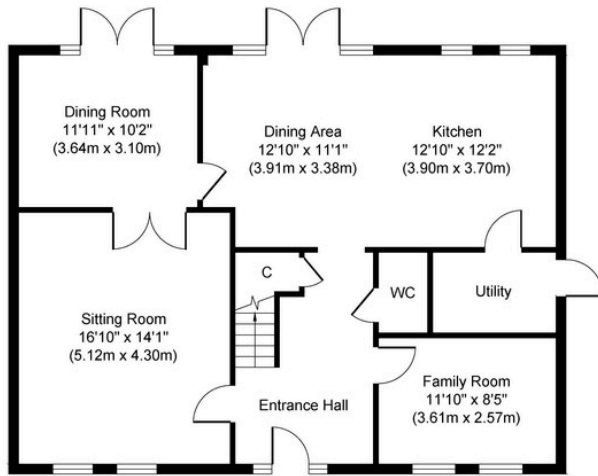
### Address

Thomas Connolly | 7 Rillaton Walk | Brooklyn House | MK9 2FZ

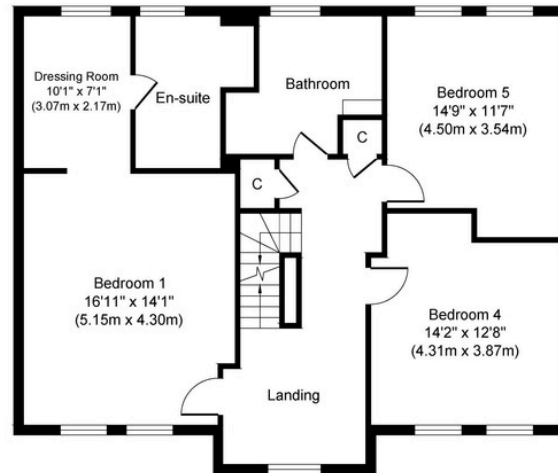




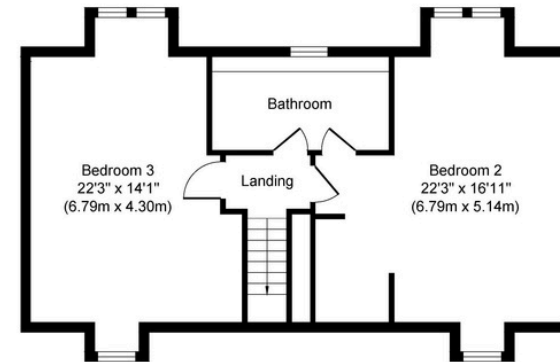
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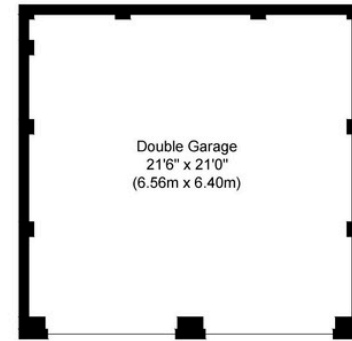
First Floor



Second Floor



Third Floor



Garage

Approx. Gross Internal Floor Area 3105 sq. ft / 288.46 sq. m

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. 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.