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**31a Mount Pleasant, Aspley Guise, Milton  
Keynes, Bedfordshire, MK17 8JZ**

**£825,000 Freehold**

- Located in highly sought after area
- Double oak framed car port
- Impressive Kitchen Dining Room
- Offering over 2,000 sqft
- Two en suites and family bathroom
- Superb mature established landscaped rear garden
- Council Tax Band-G
- Carport for two cars
- EPC Rating



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Enter via front door into:

## Entrance Hall

Ceramic tiled floor. Under floor heating. Staircase leading to first floor accommodation. Door to under stair storage cupboard.

## Cloakroom

5' 10" x 4' 2" (1.78m x 1.27m) Sealed unit double glazed window to front. Fitted with a white suite comprising hand wash basin with mixer tap and pop up waste and storage cupboards below, low level WC. Ceramic tiled floor. Under floor heating. Half ceramic tiled walls.

## Lounge

17' x 12' 3" (5.18m x 3.73m) Sealed unit double glazed bay window to front. Sealed unit double glazed window to side. Under floor heating. Feature fireplace with coal effect gas fire.

## Kitchen/Dining Area

21' 11" x 18' 5" (6.68m x 5.61m) Sealed unit double glazed window to rear. Twin sealed unit double glazed doors opening onto rear garden. Ceramic tiled floor with under floor heating. Kitchen area fitted with a comprehensive range of wall, base and drawer units. Fitted granite work surfaces with sunken stainless steel sink unit with mixer tap over. A range of electrical appliances to remain including Baumatic dishwasher, wine fridge, Neff oven, Neff microwave cooker, Neff four ring electric hob with stainless steel extractor hood over, Daewoo double door American style fridge freezer.

## Utility Room

6' 11" x 6' 1" (2.11m x 1.85m) Sealed unit double glazed window to side. Half sealed unit double glazed door to side. Fitted granite work tops. Ceramic tiled floor. Cupboard housing gas fired boiler serving central heating to radiators and domestic hot water. Range of fitted wall and base units. Inset stainless steel sink unit with mixer tap over.

## First Floor Landing

Staircase with banisters and hand rail leading to Second Floor Accommodation. Recess ceiling lights. Double radiator. Door to airing cupboard with water tank.

## Bedroom 1

15' 8" x 12' 7" (4.78m x 3.84m) Sealed unit double glazed window to front. Double radiator. Door to En Suite.

## Ensuite 1

8' 1" x 7' 7" (2.46m x 2.31m) Sealed unit double glazed window to side. Ceramic tiled floor. Chrome towel radiator. Half ceramic tiled walls. Fitted with a suite comprising low level WC, wall mounted hand wash basin with mixer tap, pop up waste and storage cupboards below, corner shower cubicle with glazed screen door, wall mounted shower mixer and rain-head, tiled bath with mixer tap.

## Bedroom 3

11' 6" x 10' 9" (3.51m x 3.28m) Sealed unit double glazed window to rear. Double radiator.

## Bedroom 4

11' 5" x 10' 9" (3.48m x 3.28m) Sealed unit double glazed window to rear. Double radiator.

## Bedroom 5

10' 7" x 6' (3.23m x 1.83m) Two sealed unit double glazed windows to front. Double radiator.

## Family Bathroom

11' 1" x 5' 11" (3.38m x 1.80m) Sealed unit double glazed window to side. Chrome towel radiator. Free-standing bath with mixer tap over, low level WC, wall mounted hand wash basin with mixer tap, pop up waste and storage cupboards below, corner shower cubicle with glazed screen door, wall mounted shower mixer and rain-head. Ceramic tiled floor. Half ceramic tiled walls.

## Second Floor Landing

Banisters and hand rail.

## Bedroom 2

14' 1" x 12' 9" (4.29m x 3.89m) Sealed unit double glazed windows to rear. Double glazed Velux skylight window to rear. Double radiator. Door to eaves storage area. Door to En Suite.

## Ensuite 2

9' 8" x 6' 7" (2.95m x 2.01m) Double glazed Velux skylight window. Fitted with a white suite comprising low level WC, wall mounted hand wash basin with mixer tap and pop up waste with storage cupboards below, corner shower cubicle with twin glazed doors, wall mounted shower mixer and rain-head. Chrome towel radiator. Ceramic tiled floor. Half ceramic tiled walls. Recess ceiling lights.

## **Front Garden**

Brick wall to front boundary. Front garden laid to lawn with pathway leading to entrance door.

## **Rear Garden**

Enclosed by fencing. Laid to lawn. Parking for three vehicles to side of property.

## **Rear of Property**

## **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.