



57 Ripley Road, Milton Keynes, MK10 7BE



**Plot 1 Broughton Manor Court 57
Ripley Road
Broughton
Milton Keynes
Buckinghamshire
MK10 7BE**

£475,000

Carters are delighted to be instructed to offer for sale this spacious, BRAND NEW three bedroom detached family home located in the popular area of Broughton. Situated on a small select Development of just four detached properties, close to Broughton Manor School, this property is due to be completed July 2022.

This home is of traditional construction under a slate roof and has accommodation of around 1350 sq feet. The accommodation comprises, entrance hall, cloakroom, lounge, kitchen/dining and a utility room. To the first floor is a master bedroom with built-in wardrobes and en-suite, two further double bedrooms with built-in wardrobes to bedroom three and a family bathroom. To the exterior there are two allocated off road parking spaces to the front and front and rear gardens.

****CHOICE OF KITCHEN UNITS AND SANITARY WARE ARE AVAILABLE (SUBJECT TO BUILD STAGE) FROM A PRE-SELECTED RANGE.**

- BRAND NEW DETACHED HOME
- THREE DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/DINING
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- EN-SUITE & JULIET BALCONY TO MASTER BEDROOM
- ALLOCATED PARKING FOR TWO VEHICLES & ELECTRIC CAR CHARGING POINT
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- ANTICIPATED COMPLETION JULY 2022





Accommodation

The hallway has stairs to the first floor landing, built-in storage cupboard and a cloakroom with a suite comprising low level w.c. and wash hand basin.

The lounge has a windows to the front and side aspects. The Kitchen/diner will be fitted in a comprehensive range of units to wall and base levels with worksurfaces over with an inset sink/drain. Integrated appliances will include a single oven with a gas hob and extractor hood over, dishwasher and fridge/freezer. Window to the rear aspect and glazed doors to the rear garden. A door leads to the utility room which will have an inset sink/drain and plumbing for a washing machine and a glazed door to the side aspect.

On the first floor the landing leads to three double bedrooms to include a master bedroom with an en-suite shower room and a Juliet balcony. The family bathroom has a suite comprising low level w.c., wash hand basin and panel bath. Window to the front aspect.

Outside

The property has gardens to front and rear and two allocated parking spaces to the front.

Services

Services connected to include mains electricity, mains water and mains sewers.

Heating

The property benefits from a renewable energy heating system with an air source heat pump to underfloor heating to both the ground floor and the first floor.

Warranty

The property will be offered with a New Build Warranty.

Location - Broughton

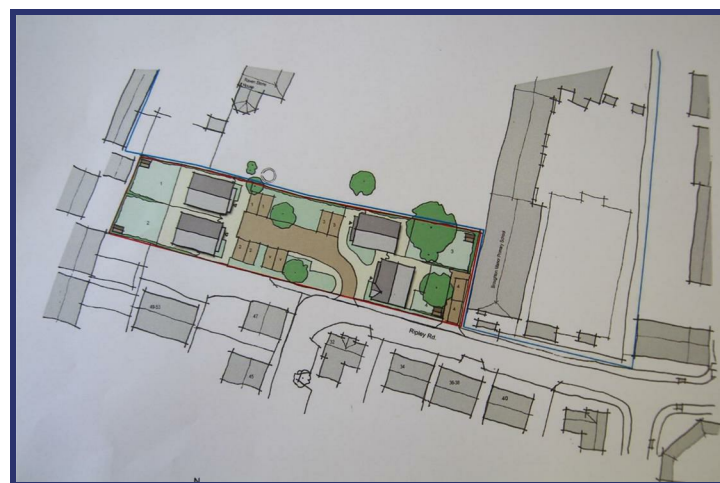
Broughton is located on the eastern flank of Milton Keynes, ideally located for the

commuter with junction 14 on the M1 a few minutes drive away and approximately 10 minutes by car to Central Milton Keynes and the mainline railway station to London Euston and the north. An attractive brook and landscaping runs through the centre of Broughton giving access to attractive walks and parkland including children's play areas and a skate park. Broughton has a local centre with a variety of shops and the adjacent Kingston district has extensive shopping facilities including a 24 hour Tesco and a large commercial district offering good employment opportunities.

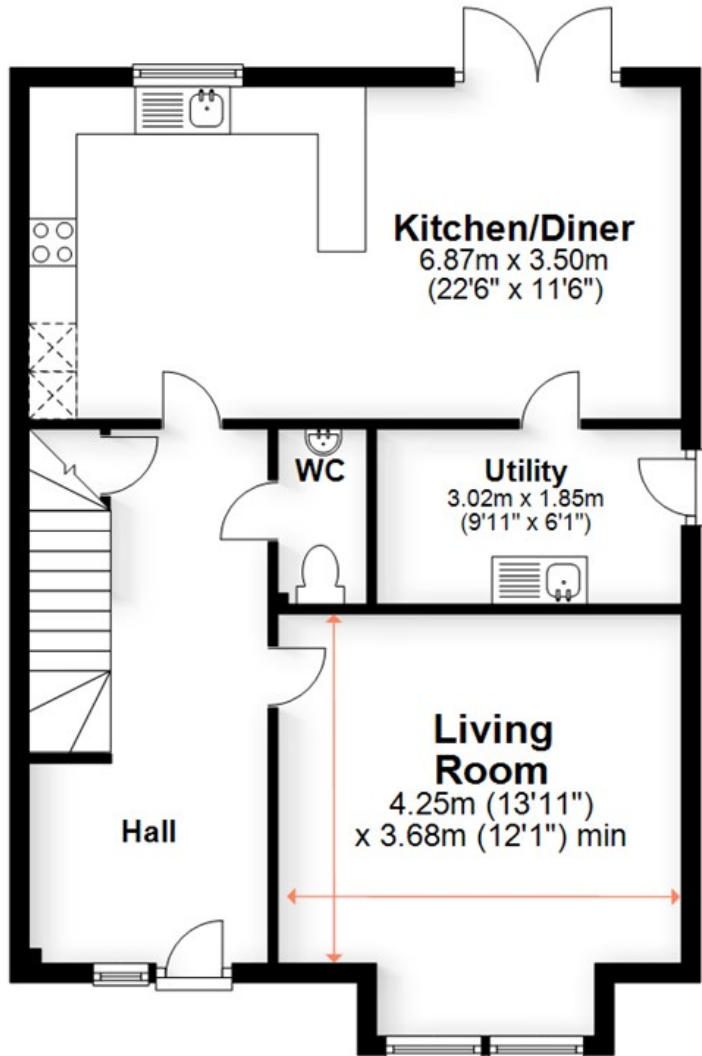
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

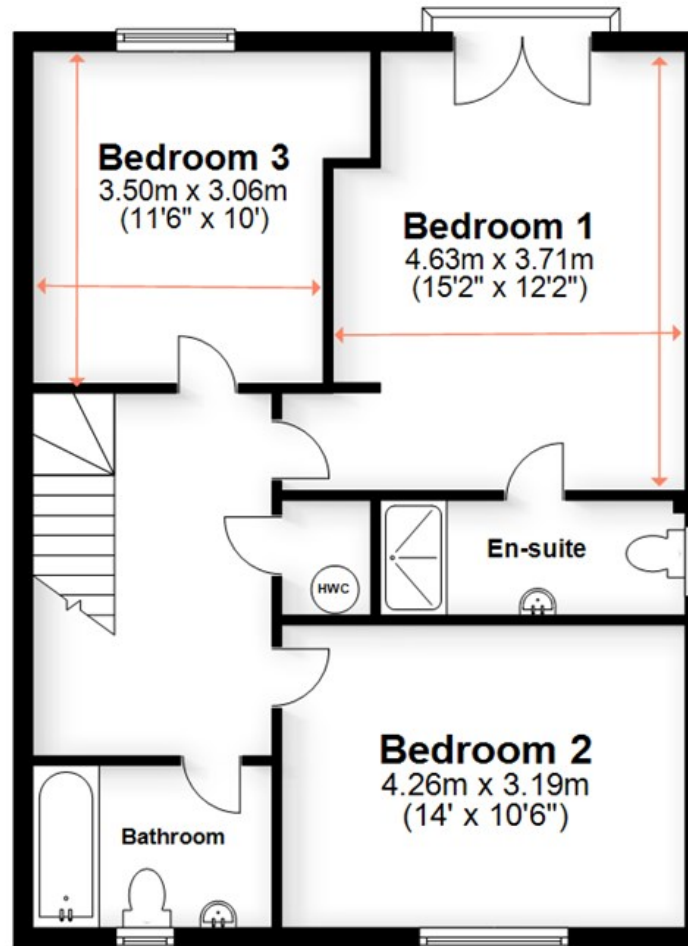




Ground Floor



First Floor



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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

