



Connells

Westbrook End
Newton Longville Milton Keynes



Property Description

Situated in the heart of the immensely popular village of Newton Longville, this home offers school catchments to the popular Cottesloe, Aylesbury Grammer and Royal Latin Grammar Schools as well as the Newton Longville Church of England School which offers primary education. For commuters, the property offers numerous commuter links including Bletchley and Leighton Buzzard train stations and the A5, M1 and A421 road networks.

Accommodation comprises a bright and inviting entrance hall which leads through the property toward the open-plan living and kitchen, which is separated by a working open fireplace, and flows through to the conservatory which is currently utilised as a dining area and snug.

Towards the front of the property, there are three well-proportioned bedrooms, all of which comfortably accommodate double beds, with one currently used as a work-from-home office. Conveniently situated between the living space and the bedrooms is a four-piece bathroom. An additional separate WC provides the all-important flexibility for families.

The exterior of the property is equally impressive. The property is situated back from the road which offers a generous frontage allowing for a block paved driveway offering parking for numerous vehicles. This driveway leads to the single garage offering space for additional storage. To the rear of the property is a stunning and generously sized garden which has been landscaped by the current sellers.

Entrance Hall

Enter via a bright and inviting entrance hall which leads through the heart of the property directly to the open-plan living space. Two wall

mounted radiators. Recessed spotlights. Loft access benefitting from an integrated ladder. Doors leading to all three bedrooms, the family bathroom and the additional WC.

Living Room

A generously sized open-plan living space which flows perfectly between the kitchen and the conservatory. A fully functioning open fireplace separates the living room from the kitchen. Recessed spotlights. Wall mounted radiator. Opening which leads through to the kitchen and sliding door to the rear which leads to the conservatory.

Kitchen

A beautifully presented kitchen benefitting from a range of wall and base level units with stylish dark countertops, as well as a centre island which can function as a breakfast bar. Space provided for appliances including washing machine, dryer, dishwasher, and a range cooker which has an extractor hood integrated above. Stainless steel sink and drainer. Dual aspect with UPVC double glazed windows to side and rear aspects. Recessed spotlights. Wall mounted radiator. Door leading to the conservatory.

Conservatory

A generously sized half-bricked conservatory spanning the width of the house, currently serving as a dining area, snug and gym but can also be utilised children's playroom or teenager's games room. Offering accessibility from both the kitchen and

the living rooms, this space compliments the convenient flow of this home. UPVC double-glazed windows surround. Wall mounted radiator. Integrated ceiling fan. Doors to both the side and the rear aspect to access the garden.

Bedroom One

A well-proportioned bedroom offering ample space for a double bed and wardrobe units. UPVC double-glazed window to front aspect. Wall mounted radiator.

Bedroom Two

Another well-proportioned bedroom offering ample space for a double bed and wardrobe units, but currently used as a work from home office and spare bedroom comfortably accomodating a large desk and sofa bed. UPVC double-glazed window to front aspect. Wall mounted radiator.

Bedroom Three

A futher bedroom which offers ample space for a double bed and wardrobe units. UPVC double-glazed window to side aspect. Wall mounted radiator.

Bathroom

A well-presented four-piece suite conveniently situated between the living areas and the bedrooms. This suite includes a bathtub, separate shower, WC and a wash hand basin vanity unit. Two UPVC double-glazed opaque window to side aspect. Recessed spotlights. Heated towel rail.

WC

Ideal for families, this property also benefits from an additional WC which also comes with its own wash hand basin vanity unit.

Frontage

This family home is situated back from the quiet road on the edge of the village, offering a generous frontage which includes a beautiful lawn, and a block paved driveway designed for multiple vehicles.

Garage

A single garage situated at the top of the driveway offering additional space for storage. The garage can be accessed via an up and over door to the front, or a single door from the rear garden. There is also power and lighting.

Rear Garden

The rear of the property is equally as impressive. A multi-level rear garden which has been landscaped and carefully designed by the current owners allowing for a patio area as you walk out from the conservatory, steps that lead to a beautiful lawn area situated on the middle level perfect for pets or young children, and further steps that lead to the top level which offers the combination of lawn, fruit trees and patio, as well as a lowered timber fencing to the rear offering beautiful field views. The full extent of the garden's beauty doesn't end there as there are stunning flower beds bordering the garden. There is additional outdoor storage including a brick-built utility area to the rear of the garage, a children's playhouse and an outdoor shed both offering ample space for additional white goods, children's toys and outdoor maintenance equipment. To match the numerous convenient benefits of the property, there is a gate to the driveway allowing access from the rear direct to the front.





Total floor area 107.4 m² (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



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