



**318 Countess Way, Milton Keynes, MK10 7HZ**  
**£390,000**

This versatile three/four-bedroom end-of-terrace home, set across three well-planned floors, is offered to the market with no onward chain and provides flexible living spaces to suit a range of lifestyles that is offered to the market with no onward chain.

The ground floor comprises an entrance hall leading to a study or potential fourth bedroom, a cloakroom, and a cleverly designed utilities cupboard. Spanning the rear of the home is a spacious open-plan kitchen, dining, and living area, ideal for modern family living and entertaining.

On the first floor, there is a comfortable living room and a main bedroom complete with en suite shower room. The living room offers flexibility and could alternatively serve as a fourth bedroom if desired. The top floor hosts two further bedrooms and a fitted shower room.

Externally, the property features low-maintenance gardens and the benefit of two allocated side-by-side parking spaces to the rear.

Conveniently located in the popular area of Brooklyn's, Milton Keynes, the property is within walking distance of schools for all ages, supermarkets, and a retail centre, while also offering easy access to the M1, M1

## ENTRANCE HALL

Composite door to front. Utilities cupboard housing internet connection point and combi central heating boiler. Radiator. Stairs to first floor landing.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

**23'4" x 12'9" max into bay (7.13 x 3.90 max into bay)**

Double glazed rear bay with windows to rear and double glazed French doors to rear. Fitted with wall and base units with worksurfaces incorporating electric oven, grill, electric hob and extractor hood. Space for fridge freezer. Plumbing for dishwasher. Sink drainer unit. Vertical radiator. Understairs storage cupboard. Plumbing for washing machine.

## STUDY/BEDROOM FOUR 9'0" x 6'0" (2.76 x 1.85)

Double glazed window to front. Radiator.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing. Radiator.

## LIVING ROOM 11'9" x 12'10" (3.59 x 3.93)

Two double glazed windows to front. Radiator. Television point.

## BEDROOM ONE 12'10" x 9'11" (3.92 x 3.03)

Two double glazed windows to rear. Radiator. Fitted wardrobes. Door to ensuite.

## ENSUITE

Three piece suite comprising double shower cubicle, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan.

## SECOND FLOOR LANDING

Stairs from first floor. Radiator.

## BEDROOM TWO 12'9" x 11'4" max (3.90 x 3.47 max)

Some restricted head height  
Double glazed sky light window to rear with fitted blind. Radiator. Airing cupboard. Access to loft.

## BEDROOM THREE 12'9" x 7'4" (3.90 x 2.26)

Double glazed window to front. Double glazed sky light window to front. Radiator. Storage cupboard.

## BATHROOM

Three piece suite comprising bath with mixer tap and mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan.

## FRONT GARDEN

Small area with paving and beds. Gate to front.

## REAR GARDEN

Low maintenance with rear patio extending to side leading to gated rear access. Artificial lawn. Raised decking area and raised beds. Storage shed.

## PARKING

Allocated parking for two cars to rear.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

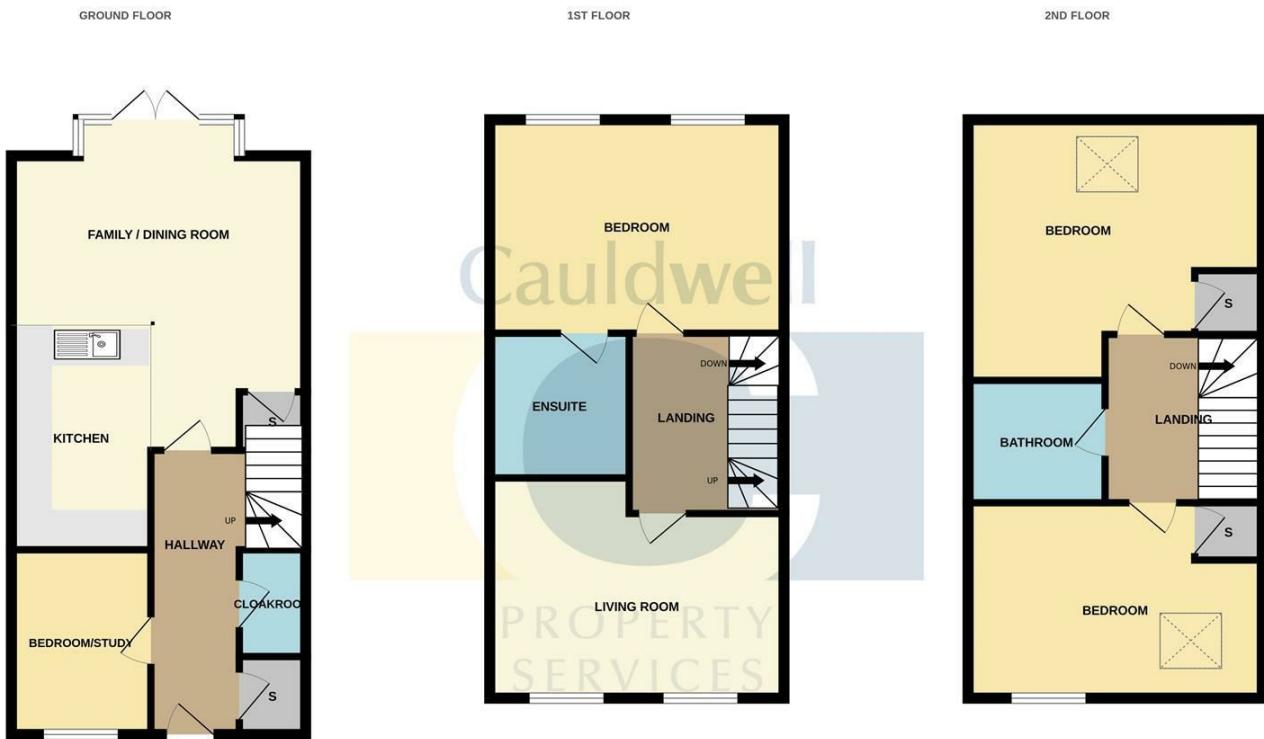
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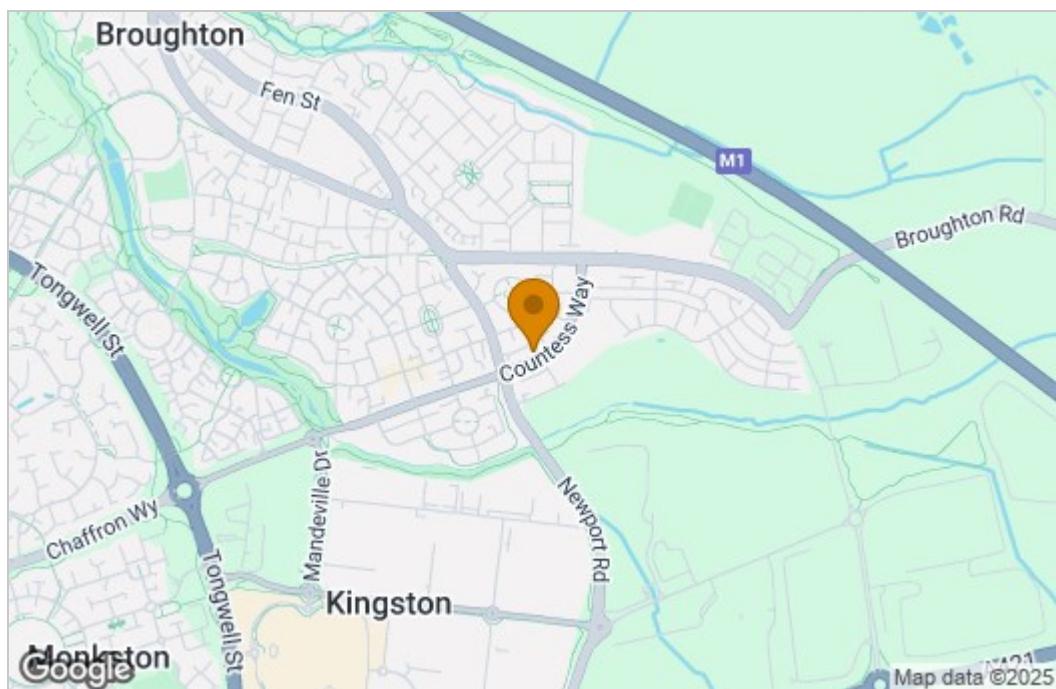
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## Floor Plan



TOTAL FLOOR AREA : 12397sq.ft. (1151.7 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plans, measured areas, measurements of doors, windows, banisters 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	94
(81-91) B		
(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	

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