



## 36 Tranlands Brigg, Milton Keynes, MK13 7NZ

**£350,000**

Situated in the centrally located area of Heelands, Milton Keynes, this well-proportioned FOUR-bedroom family home offers convenient access to the city centre, mainline train station, local shops, and major transport links.

The property comprises an inviting entrance hall, which provides access to a ground-floor cloakroom. From here, the layout flows in two directions, leading to a comfortable living room on one side and a spacious kitchen dining room on the other, ideal for family living and entertaining.

Upstairs, there are four well-sized bedrooms along with a fitted family bathroom, offering ample accommodation for growing families.

Externally, the property benefits from off-road parking to the front and a good-sized rear garden, perfect for outdoor enjoyment.

Offered to the market with no onward chain, this property presents a fantastic opportunity for buyers seeking a well-located family home with great potential.

Energy rating: C  
Council tax band: C

## **ENTRANCE HALL**

Front entrance door. Door to kitchen/diner, living room and cloakroom. Radiator. Understairs storage cupboard.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to front.

## **KITCHEN 15'7" x 10'11" to 16'11" (4.75 x 3.35 to 5.18)**

Dual aspect room with double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring hob and extractor. Space for American style fridge freezer. Built in slimline dishwasher. Plumbing for washing machine. Tiled flooring. Radiator. Door to inner hall way,.

## **INNER HALL WAY**

Stairs to first floor. Door to living room.

## **LIVING ROOM 14'4" x 10'4" (4.37 x 3.15)**

Double glazed French doors to rear. Radiator.

## **FIRST FLOOR LANDING**

Doors to all rooms. Airing cupboard.

## **BEDROOM ONE 12'0" x 10'5" (3.66 x 3.18)**

Double glazed window to rear. Radiator.

## **BEDROOM TWO 14'4" x 7'6" (4.37 x 2.29)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 7'10" x 6'0" to 10'11" (2.39 x 1.83 to 3.35)**

Double glazed window. Radiator.

## **BEDROOM FOUR 10'9" x 7'1" (3.28 x 2.16)**

Double glazed window to front. Radiator.

## **BATHROOM**

Re-fitted suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Tiled walls.

## **FRONT GARDEN**

Shingle driveway.

## **REAR GARDEN**

Enclosed and laid to lawn with patio area and wooden fence surround. Gated rear access.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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# Floor Plan

GROUND FLOOR

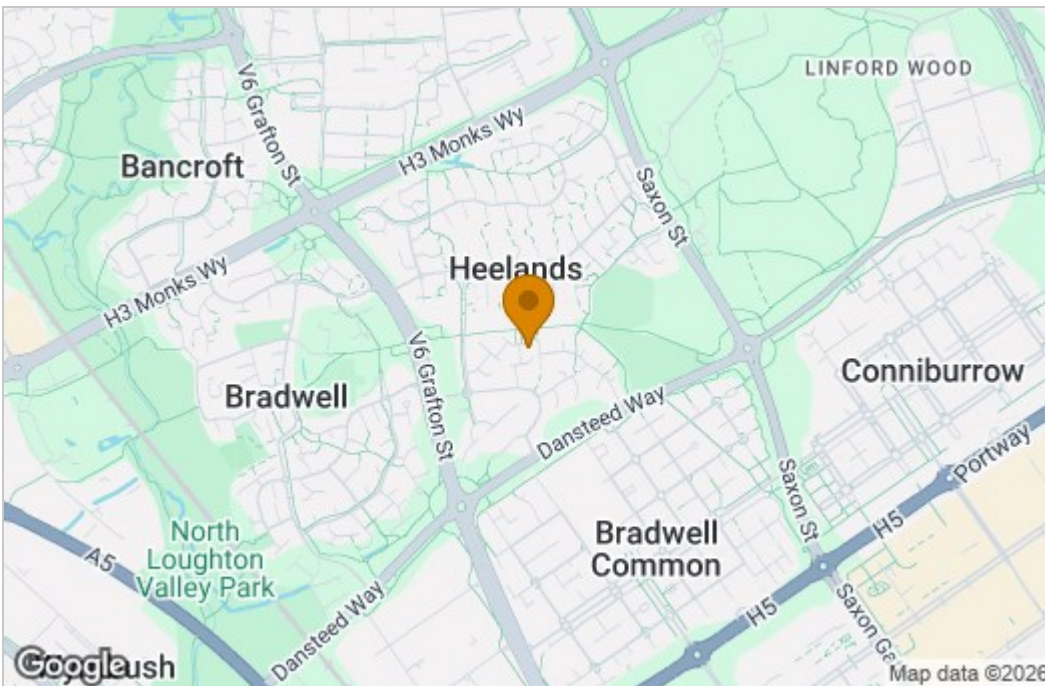
1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      |           |
| (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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