



Poirers Grove, Glebe Farm, MK17 8QZ
Offers in Excess of £550,000 Freehold



Set to the end of a cul-de-sac is this fantastic detached family home neutrally decorated throughout and offered in excellent condition. The property has a kitchen/diner appx 24ft in length complete with integrated appliances, two reception rooms, four generous bedrooms, two bathrooms, garage and a good size rear garden.



Poirers Grove

Glebe Farm, MK17 8QZ



Glebe Farm is located central to Woburn Sands and Central Milton Keynes, so you have the choice of both worlds new City vibes or the more relaxed old town feeling. The Kingston District Centre is on your doorstep giving a prime location in regards to amenities to include a large supermarket, shops and restaurants. From Glebe Farm there are excellent road links to the M1 and A421 Bedford Bypass.



From the entrance hall, stairs rise to the first floor, with doors leading to the cloakroom, storage cupboard, kitchen, study, and living room.

The kitchen/dining area, extending to approximately 24ft in length, enjoys a window to the front and double doors opening onto the rear garden, creating a bright and versatile space. It is fitted with a range of modern units and drawers, complemented by ample work surfaces incorporating an inset one-and-a-half bowl sink with drainer and a gas hob with chimney-style extractor above. A selection of integrated appliances includes a built-in double oven, fridge freezer, washing machine, and dishwasher.

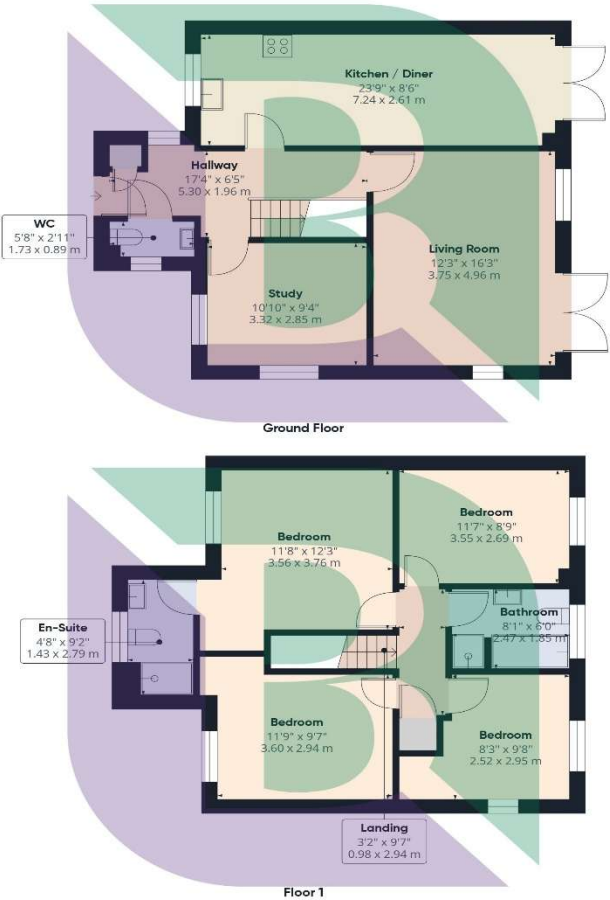
At the front of the property is a study/family room with dual-aspect windows, while to the rear lies a generously proportioned living room, also benefiting from dual-aspect windows and double doors opening onto the garden. The design ensures the home is filled with an abundance of natural light throughout.

From the first-floor landing there is access to the family bathroom, fitted with both a bath and separate shower, along with four generously sized bedrooms. The primary bedroom further benefits from its own private en-suite.

Externally, a path leads to the front door, flanked by lawn with shrub borders. To one side, additional lawn and shrubbery enhance the frontage, while the other side features a driveway providing parking for two vehicles, leading to the single garage and gated access to the rear garden which has a patio area, access to the garage and the remainder mainly laid to lawn.

The vendor has informed the agent of:

Estate Management Fee: £127 per annum



Approximate total area¹⁾
1253 ft²
116.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

