



Coaley Drive, Eagle Farm South, MK17 7DD

Price £399,000 Freehold



This three bedroom townhouse is presented in excellent condition throughout, offering modern living arranged over three floors. The property features a stylish open-plan kitchen/dining/family room with bi-fold doors opening to the garden, along with three double bedrooms, one of which benefits from a private en-suite. The ground floor is fitted with Karndean flooring and there is parking for two vehicles to the front.



Coaley Drive

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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.



On the ground floor, the entrance hallway features stairs rising to the first floor and doors leading to a useful double storage cupboard, a cloakroom, a study, and the impressive open-plan kitchen and living area.

The kitchen is fitted with a stylish range of units and drawers, enhanced by ambient under-cabinet lighting. The work surfaces incorporate a one-and-a-half bowl drainer sink unit and an electric hob with chimney-style extractor over. Integrated appliances include a built-in oven, fridge freezer, dishwasher, and washing machine.

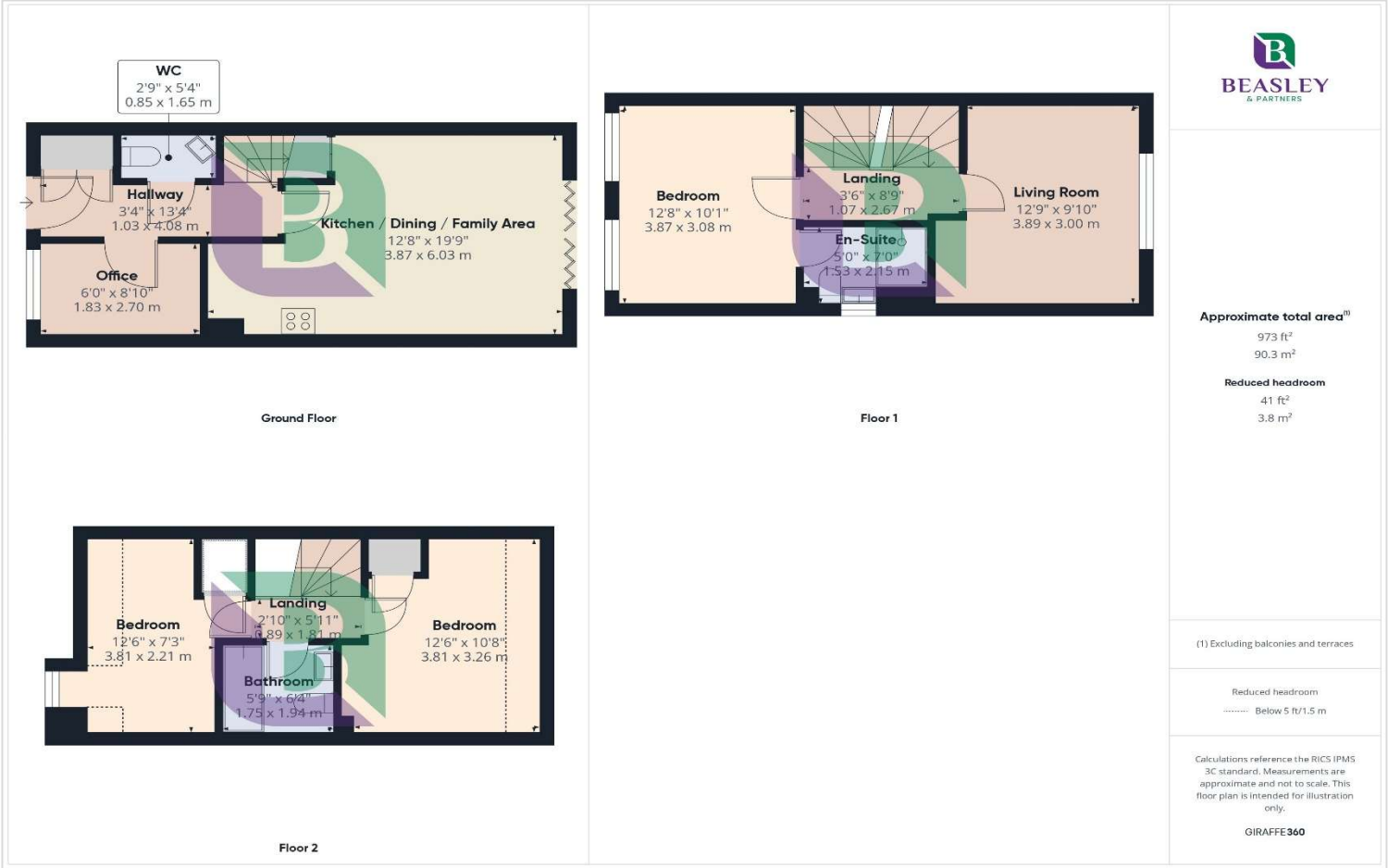
Flowing seamlessly into the dining and family area, the space features an understairs storage cupboard, inset ceiling lighting, and double doors flanked by windows with fitted white shutters,


From the first-floor landing, stairs rise to the top floor, while doors lead to a living room and the primary bedroom, which features two windows with fitted white shutters and access to its own private en-suite.

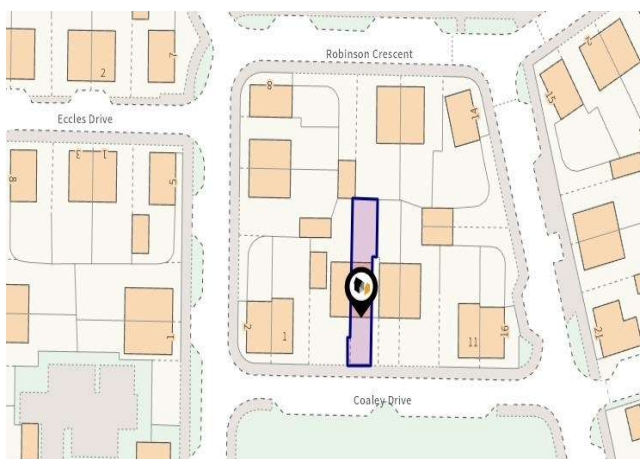
To the top floor, there is a family bathroom serving two bedrooms, both featuring vaulted ceilings. The larger of the two benefits from a Velux window and a built-in storage cupboard, while the second bedroom enjoys both a Velux and dormer window, as well as a storage cupboard.

Externally, to the front of the property a pathway leads to the front door, flanked by shrub beds, and parking available for two vehicles. To the rear, the garden offers two separate patio areas, while the remainder is laid mainly to lawn.

Agent Note: There are no estates maintenance charge.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.



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