



**BEASLEY**  
& PARTNERS

Grace Gardens, Eaton Leys, MK17 9GD

Price £425,000 Freehold



A modern three bedroom detached home arranged over two floors, featuring solar panels, a bright living room, contemporary kitchen with access outside, ground floor cloakroom and two bathrooms. Well balanced accommodation ideal for modern living within this popular sought after modern development.



# Grace Gardens

## Eaton Leys, MK17 9GD



Overall, this is a smartly arranged and versatile home with a contemporary feel, offering excellent space for modern living.

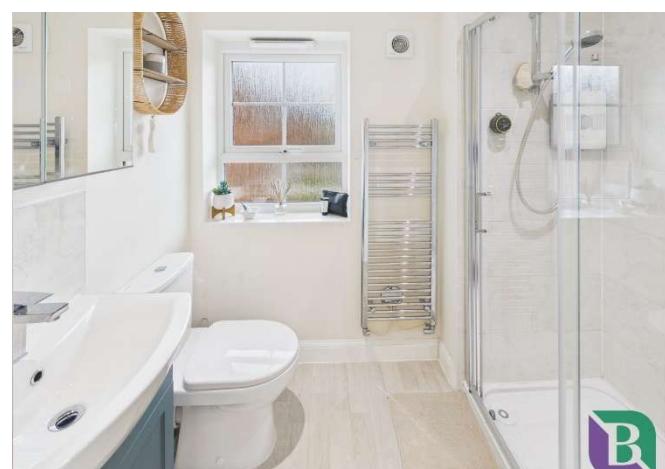


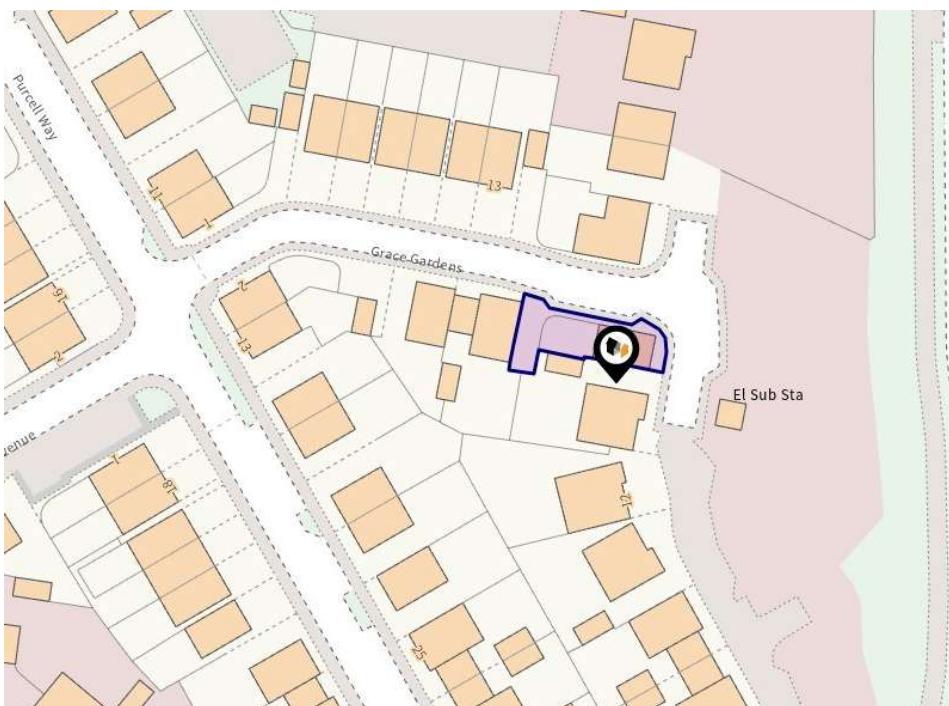
This well presented and modern three-bedroom detached home, built with the inclusion of solar panels, offers well balanced accommodation arranged over two floors, and is ideal for professionals, couples or young families.

The ground floor is thoughtfully laid out, beginning with a welcoming entrance hallway which provides built in storage, access to the principal reception spaces and a useful ground floor WC. To the left is a bright and comfortable living room, well-proportioned and ideal for both relaxing and entertaining. To the rear, the modern kitchen/diner offers ample work top and storage space, with room for dining and direct access to the outside, making it a practical and sociable hub of the home.

Stairs rise from the hallway to the first-floor landing, which leads to all upstairs accommodation. The property offers two double bedrooms, including a generous main bedroom a well sized second bedroom, and a practical third bedroom all offering flexibility for sleeping, guest or storage use. In addition, ideal for remote working or study. The first floor is served by two bathrooms, one of which an en-suite to the main bedroom and another conveniently located off the landing, both finished to a modern standard.

Outside the property is well served by ample off-road parking and a fair-sized rear garden with gated side access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F1-F10)	A		
(G1-G9)	B	83	84
(H1-H9)	C		
(I1-I9)	D		
(J1-J9)	E		
(K1-K9)	F		
(L1-L9)	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.

