


Bernay Gardens, Milton Keynes, MK15 8QD

CARTERS residential

**46 Bernay Gardens**
**Bolbeck Park**
**Milton Keynes**
**MK15 8QD**



## Offers In Excess Of £550,000

**Carters are delighted to present for sale this extended and extensively modernised four-bedroom detached family home, occupying a desirable position within the highly sought-after residential development of Bolbeck Park.**

Lovingly maintained and thoughtfully enhanced by the current owners, the property has undergone a series of significant improvements, most notably the addition of a two-storey extension. These enhancements have transformed the home into a spacious, stylish, and highly versatile property ideally suited to modern family living.

The generously proportioned and exceptionally well-presented accommodation offers an excellent balance of living and bedroom space, comprising three versatile reception rooms that provide flexible areas for relaxation, entertaining, home working, or family activities. Upstairs, there are four well-appointed bedrooms, including a spacious principal suite benefiting from its own en-suite shower room, together with a beautifully fitted family bathroom finished to a high standard.

Externally, the property enjoys attractive and well-maintained front and rear gardens, providing excellent outdoor space for both families and entertaining. To the front, a block-paved driveway leads to a single garage.

An early internal viewing is recommended.

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- EN-SUITE TO PRINCIPLE BEDROOM
- GROUND FLOOR CLOAKROOM
- GARAGE & DRIVEWAY PARKING
- WRAP AROUND CORNER PLOT

















**Step Inside**

The property is accessed via a part-glazed front door leading into the entrance hall, which benefits from built-in coat cupboards and an under-stairs storage cupboard. The hallway provides access to the kitchen, living room, and a downstairs cloakroom. The cloakroom has been recently refitted and comprises a wash hand basin set within a vanity unit and a low-level WC.

The living room is a bright and spacious triple-aspect room featuring sliding glazed patio doors opening onto the rear garden, together with additional windows to the front, side, and rear elevations, all fitted with shutters. The room also benefits from a stylish inset electric fireplace and an air-conditioning unit.

The kitchen is fitted with a comprehensive range of base and eye-level units and includes a range cooker with a stainless-steel extractor canopy over, an integrated dishwasher, a wine fridge, and space and plumbing for an American-style fridge freezer. There is also a concealed wall-mounted gas-fired boiler. Sliding double-glazed patio doors and a window overlook and provide access to the rear garden. A fitted breakfast bar creates an informal dining area, while the attractive tiled flooring continues through to the dining room.

The dining room features glazed French doors opening onto a decked seating area in the rear garden and a striking exposed brick feature wall. A door leads through to the study, which includes a fitted display dresser and a front-aspect window fitted with shutters.

A staircase rises from the entrance hall to the first-floor landing. There is a window to the side aspect on the half-landing and a further window to the front aspect on the main landing, both fitted with shutters. Doors lead to all four bedrooms and the family bathroom.

The principal bedroom overlooks the rear garden and benefits from fitted shutters, a range of built-in wardrobes, and an en-suite shower room. The en-suite comprises a low-level WC, pedestal wash hand basin, and a walk-in double shower. The walls are half-tiled, and there is an obscure-glazed window to the side aspect.

Bedroom Two benefits from fitted wardrobes and windows to both the side and rear elevations, each fitted with shutters, together with an air-conditioning unit. Bedroom Three includes a built-in wardrobe, windows to the front and side aspects with fitted shutters, and an air-conditioning unit. Bedroom Four is currently utilised as a home office and enjoys a rear-aspect window overlooking the garden, also fitted with shutters.

The family bathroom has been refitted and comprises a panel-enclosed bath with shower over, a wash hand basin set within a vanity unit, and a low-level WC.

**Step Outside**

To the front of the property is an area of artificial lawn bordered by a mature shrub hedge. A block-paved driveway and extended pathway provide access to the single garage, which is fitted with an up-and-over door, power and lighting, roof storage within the eaves, and a personal door leading directly into the rear garden.

Occupying a generous corner plot, the rear garden extends to two sides of the property and is predominantly laid to lawn with well-stocked flower and shrub borders. Two raised timber decked seating areas provide excellent spaces for outdoor dining and entertaining, while gated side access leads to the front of the property.

**Cost/ Charges/ Property Information**

Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band D.
Gas to radiator central heating.
Air conditioning units to the living room and two of the bedrooms.

**Location - Bolbeck Park.**

Bolbeck Park is to the Northeast of Milton Keynes with the Grand Union canal running through the development providing picturesque walks. Short walk to Willen and Tongwell lakes along with local convenience and take-aways. An extensive range of amenities are available in Central Milton Keynes which is 4 miles away.

**Note for Purchasers**

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

**Disclaimer**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.













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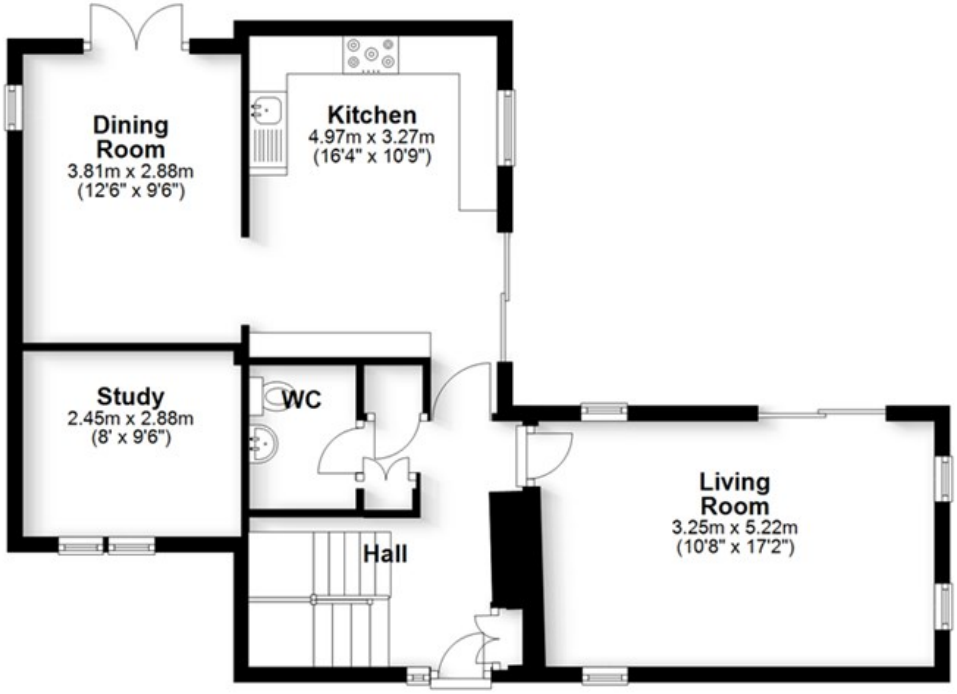




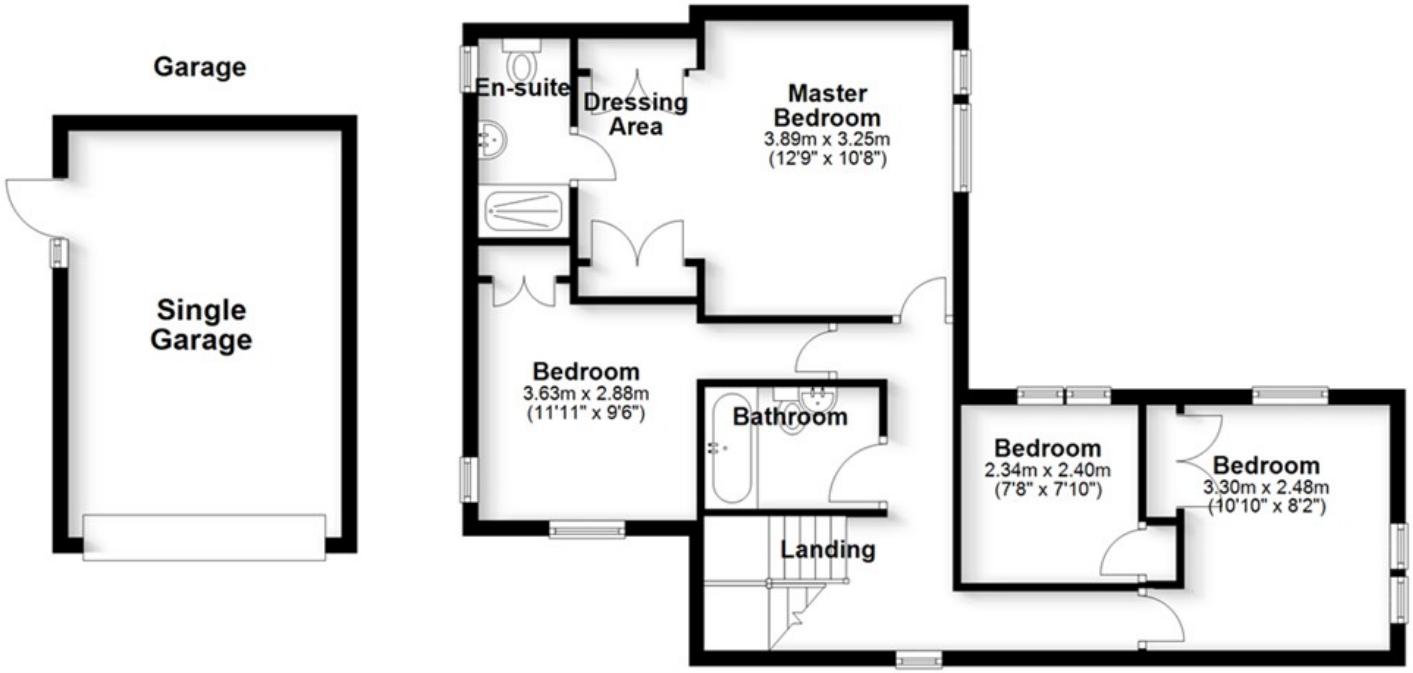


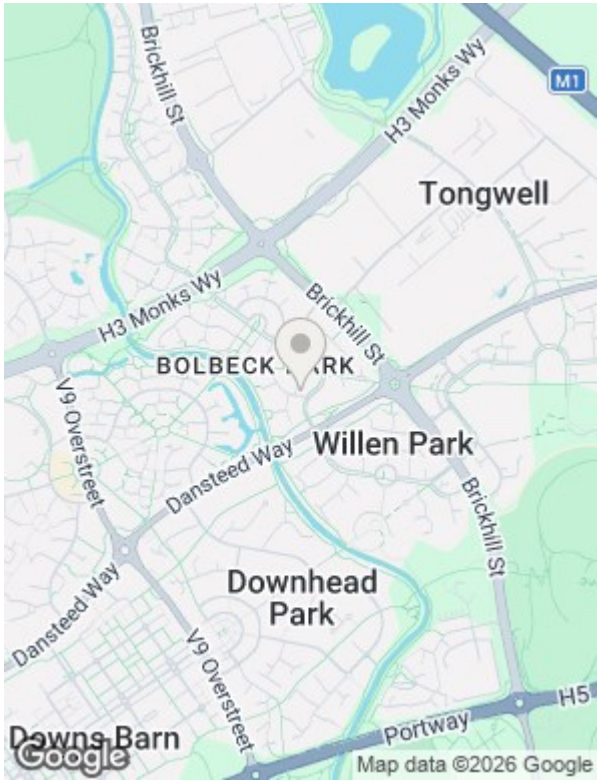


## Ground Floor




## First Floor




## Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience


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