



Ousebank Way, Stony Stratford, MK11 1LA



59 Ousebank Way
Stony Stratford
Buckinghamshire
MK11 1LA

Offers Over £450,000

A beautifully presented and extended 2 bedroom detached bungalow with garage, parking and gardens this much sought after location is just a short walk from both of town centre and some picturesque riverside walks.

The bungalow has been extended and renovated in recent years and comprises; hall, lounge, fabulous extended kitchen/dining room, two bedrooms - one with en-suite shower room, and a bathroom. The property has a large attic with good head height which offers scope for conversion subject to any necessary consent. Outside there are gardens to the front and rear, a driveway and garage.

Ousebank Way is a sought after location being close to both the town centre and riverside meadows. Detached bungalows in the town are rare, even more so this close to the town centre so early viewing is recommended.

- Extended Detached Bungalow
- Separate Living Room
- 2 Double Bedrooms
- 2 Modern Bath/ Shower Rooms
- Larger Refitted Kitchen/ Dining Room
- Attic with Scope to Convert
- Garage & Parking
- Rarely Available & Sought After Location
- Close to Town Centre and Riverside Walks
- NO UPPER CHAIN





Accommodation

Small porch has a door to the entrance hall.

The entrance hall has engineered wood flooring, access to the loft, storage cupboard and doors to all rooms.

The living room, located to the front, has a cut stone fireplace incorporating a gas fire and a window to the front. French doors open to the kitchen/diner.

The heart of this home is the large kitchen/dining room which has been extended to the rear making for a large open-plan room with a part vaulted ceiling. It is fitted with a modern range of high-gloss handle-less units to floor levels to include a pull out larder cupboard. Combination of laminate and solid wood worktops. Integrated appliances to include an induction hob with extractor hood over, double oven, slimline dishwasher, washing machine and tumble dryer. Space for a side-by-side fridge/freezer. Plenty of space in the centre of the room for a large dining table. Windows to all three external walls. French doors opening to the rear garden and two skylight windows.

Bedroom one is a double bedroom located to the rear with windows to the rear and side and an en-suite shower room with a modern white suite comprising WC, wash basin set in vanity unit and a shower cubicle.

Bedroom two is a double bedroom located to the front with a built-in wardrobe.

The bathroom has a modern white suite comprising WC, wash basin and bath with shower over. Fully tiled walls and tiled floor. Window to the rear.

Attic

The property has a large attic, around 11.36m long x 4.00 wide (between the purlins at a height of around 1m) (37'3" x 13"). The height to the bottom of the ridge board is around 2.59m. The floor is boarded. A store room has been created with a window to the side, cupboards, and a sink. Plenty of scope to convert in to accommodation subject to any necessary consent.

Outside

The front garden is laid with lawn with side gated access to both sides leading to the rear garden. Block paved driveway.

The attractively landscaped rear garden has a paved

patio area, raised beds and steps up to a neat lawn. There is side access to both sides of the bungalow from the front. The garden is enclosed by fencing and offers excellent privacy from the rear backing onto mature trees on the grounds of Calverton House.

Garage

Integral single garage with a remote electrically operated door, side access door and housing the gas central heating boiler.

Heating

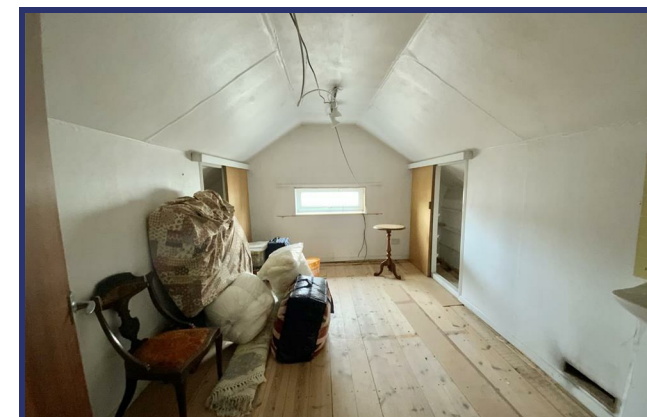
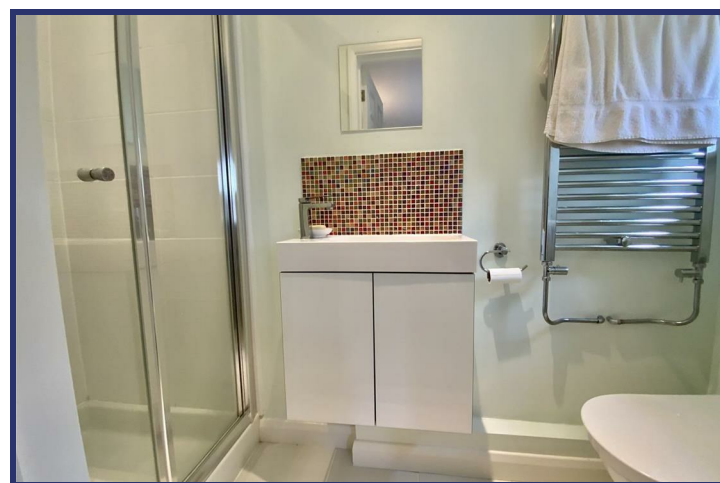
The property has gas to radiator central heating.

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

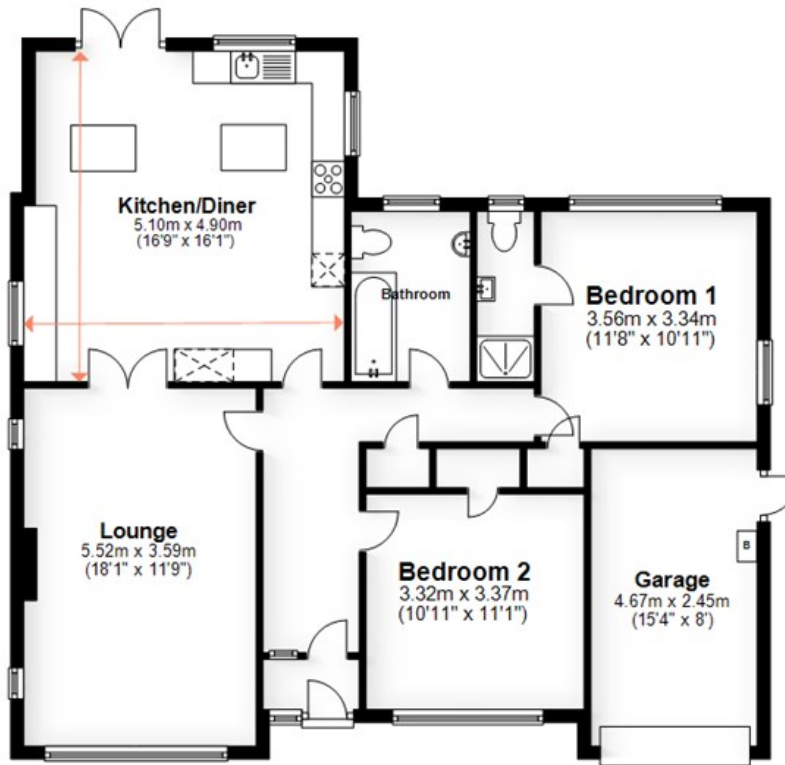
Disclaimer

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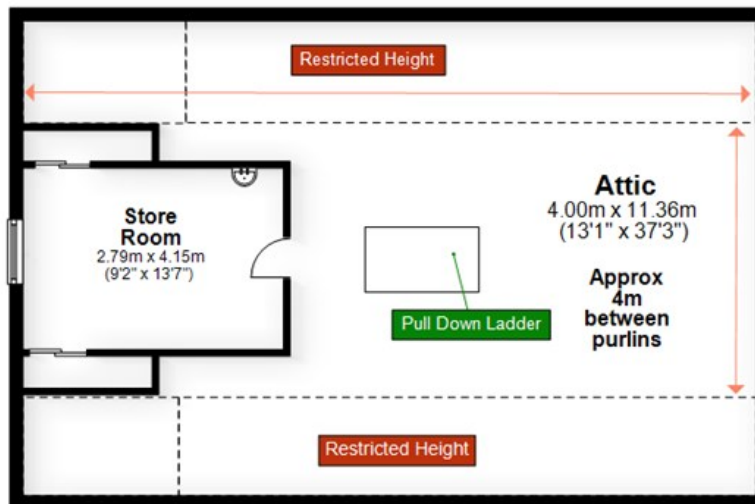




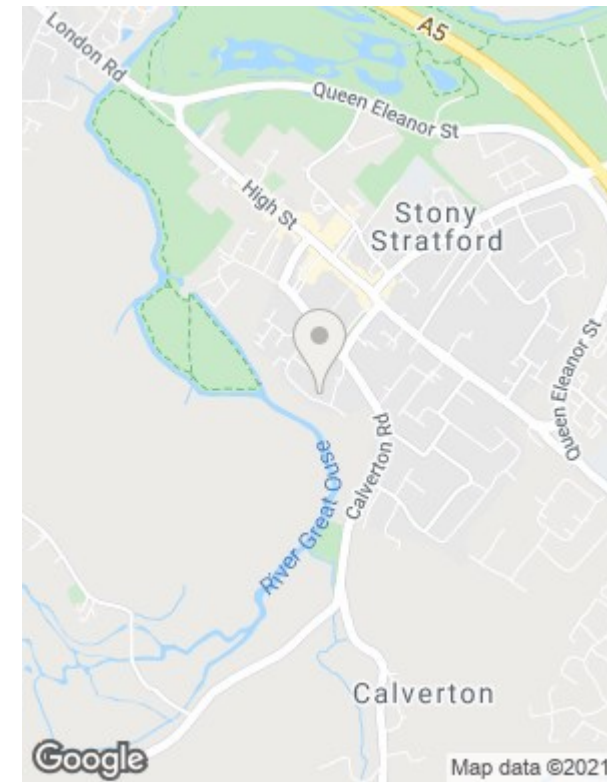
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. 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.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	
England & Wales	
EU Directive 2002/91/EC	

