



Hatchlands, Milton Keynes, MK8 9DN



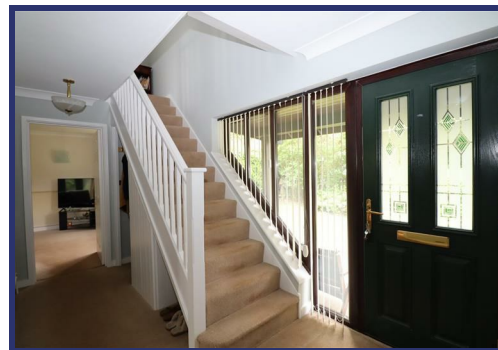
9 Hatchlands
Great Holm
Milton Keynes
MK8 9DN

£575,000

Carters are delighted to offer for sale this four bedroom detached family home situated in the popular residential location of Great Holm.

The property is situated on a generous plot at the end of a cul de sac and offers five reception rooms, en-suite to the master bedroom and a double driveway and garage. The accommodation comprises, entrance hall, cloakroom, living room, dining room, family room, play room, study, kitchen, and utility room to the ground floor. The first floor offers four bedrooms, with an en-suite to the master and a family bathroom. To the exterior, there is an enclosed front garden with a double width driveway and single garage. There is a generous size rear garden.

- FOUR BEDROOM DETACHED FAMILY HOME
- FIVE RECEPTIONS
- KITCHEN & UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE





Ground Floor

The property is entered via a part glazed front door into the entrance hall. Stairs rising to the first floor landing. Understairs storage space. Doors off to the living room, dining room, kitchen, and the playroom. A door leads into the cloakroom with a suite comprising low level w.c. and wash hand basin, heated towel rail, and obscure double glazed window to the front aspect.

The living room is a dual aspect room with a bay window to the front and glazed French doors to the rear garden. The dining room has a double glazed window to the rear aspect. The playroom has a double glazed window to the front aspect. The family room is accessed via the living room with a double glazed window overlooking the rear garden, and a door which leads into the study which is located to the front of the property with a window to the front aspect. A door from the family room leads into the rear lobby which gives access to the rear garden. A personal door leads to the garage.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Appliances include an electric oven with a five ring gas hob and extractor hood over. Integrated dishwasher. There is also a fitted breakfast bar offering a pleasant seating area. Double glazed window to the rear aspect. The utility room has a fitted range of units to wall and base level with worksurface over and an inset sink/drainer, plumbing for washing machine, wall mounted gas central heating boiler. Double glazed window to the side aspect, and gives access to the rear garden.

lobby. The front garden is laid to lawn and is fully enclosed, planted borders, greenhouse. A path leads to the front door. Gated side access leads to the rear garden which is of generous size and is laid to lawn with mature flower and shrub borders. A paved patio area extends the width of the property. Timber shed to remain.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band E.

Location - Great Holm

Great Holm is well placed at only half a mile from Milton Keynes Central railway station and just over a mile to the city centre with its great shops and other facilities. In contrast it also has pleasant open areas around Lodge Lake with Loughton Valley linear park nearby for walks though the ancient village of Loughton to the Teardrop Lakes.

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.



First Floor Landing

Double glazed window to front aspect. Airing cupboard housing hot water tank. Access to loft. Doors to all rooms.

Bedroom one has a double glazed window overlooking the rear garden. A door leads to the en-suite comprising low level w.c., wash hand basin and a shower cubicle. Heated towel rail. Fully tiled. Obscure double glazed window to the front aspect. Bedroom two is of double size and has a double glazed window overlooking the rear garden. Bedroom three is located to the front of the property and has a double glazed window overlooking the front garden. Bedroom four has a double glazed window overlooking the rear garden.

The family bathroom has a suite comprising low level w.c., wash hand basin, and a 'p' shape bath. Heated towel rail. Obscure double glazed window to the front aspect.

Gardens & Garage

A double width block paved driveway leads to the single garage with an up and over door, power and light connected, and a connecting door leads into the rear

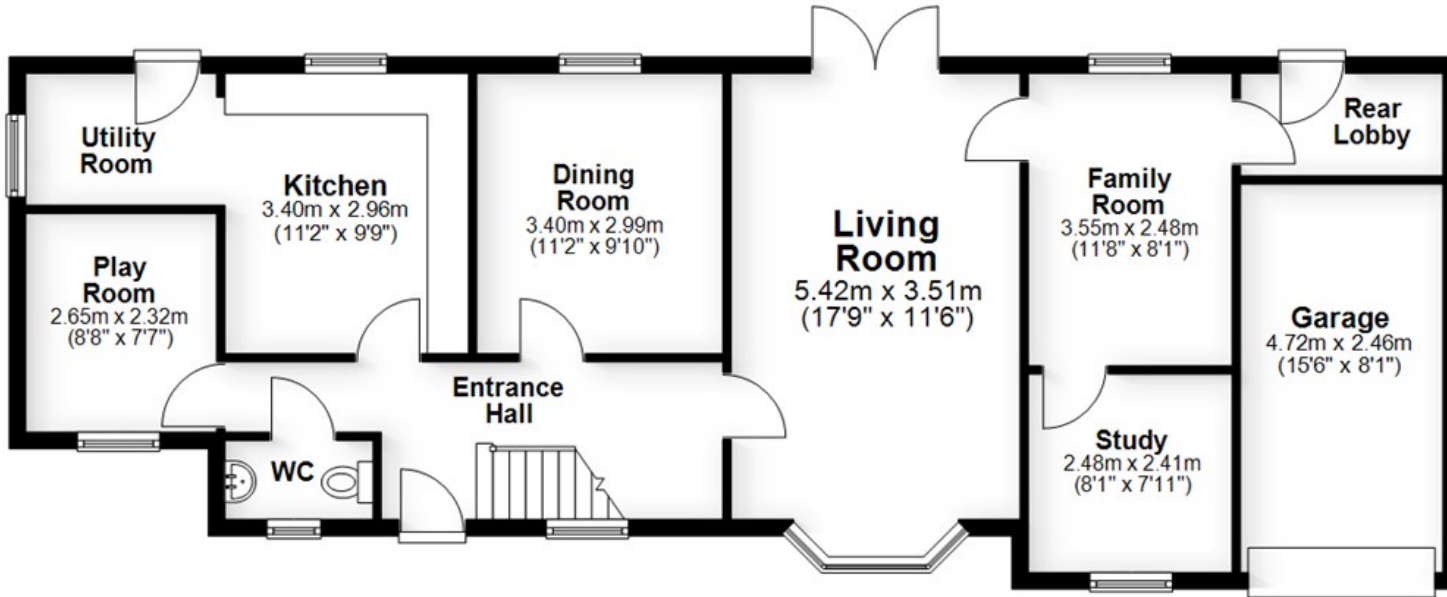






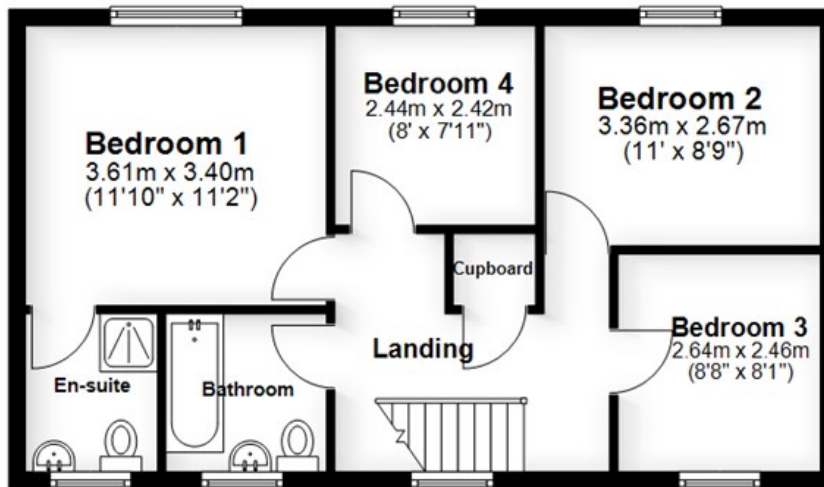
Ground Floor

Approx. 94.2 sq. metres (1013.8 sq. feet)



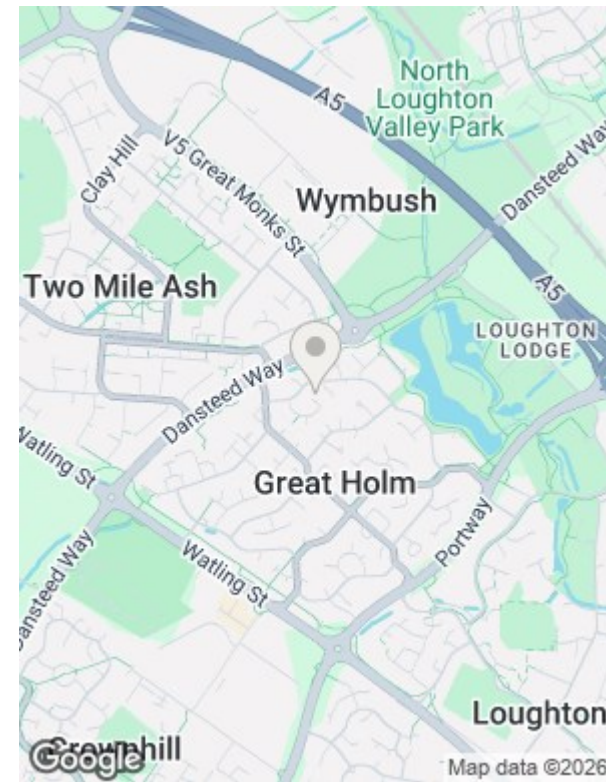
First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 146.5 sq. metres (1577.0 sq. feet)

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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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
- miltonkeynes@carters.co.uk
- carters.co.uk
- 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	78
England & Wales		EU Directive 2002/91/EC	

