



Berry Way, Milton Keynes, MK17 0AS



**43 Berry Way  
Newton Longville  
Milton Keynes  
MK17 0AS**

**£350,000**

**A WELL MAINTAINED & EXTENDED THREE BEDROOM SEMI DETACHED HOME, situated ON A CUL-DE-SAC in the desirable village of Newton Longville. It is within easy access of Central Milton Keynes, Buckingham, Leighton Buzzard and beyond. There are a number of Railway Stations close-by including Bletchley for a direct route into London Euston.**

The accommodation in brief comprises an entrance hall, DOWNSTAIRS CLOAKROOM, STUDY/PLAYROOM AREA, kitchen/breakfast room with built in oven & hob, inner hallway, lounge/diner, first floor landing, three bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, A SOUTHERLY FACING REAR GARDEN overlooking allotments and driveway to the front offering off road parking for two vehicles. The village has local shops including a General Store and Butchers, coffee shop, local Gastro Pub, Village Hall and Church as well as being in a Grammar School catchment area for both Aylesbury and Buckingham. The current owner has recently REDECORATED and also REPLACED THE CARPETS TO THE BEDROOMS. There is NO UPPER CHAIN and internal viewing is recommended. EPC rating D.

- Village Location
- Extended Three Bedroom Semi Detached
- Cul-De-Sac Location
- Downstairs Cloakroom
- Study/Play Area
- 17FT Lounge/Diner
- Driveway For Two Vehicles
- Southerly Facing Rear Garden
- No Upper Chain
- EPC Rating D





### Entrance Hall

Entered via composite door with obscure double glazed panel. Door to cloakroom and obscure glazed door to study/playroom. Radiator.

### Downstairs Cloakroom

Obscure UPVC double glazed window to front aspect. White two piece suite comprising of a wash hand basin with vanity units and a low-level WC. Radiator.

### Study/Playroom

Built-in storage cupboard. Radiator. Obscure glazed door to kitchen/breakfast room.

### Kitchen/Breakfast Room

Dual aspect with UPVC double glazed windows to front and side aspects. Fitted kitchen comprising range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drain drainer and mixer tap over. Built-in double oven and ceramic hob. Free standing fridge and washing machine to remain. Tiled to splashback areas. Breakfast bar. Wall mounted boiler. Heated towel rail. Combination of ceramic tiled and new laminate wood flooring. Radiator. Door to inner hallway.

### Inner Hallway

UPVC door with obscure glazed panel onto side. Radiator. Stairs rising to first floor. Door to lounge/diner.

### Lounge/Diner

Dual aspect with UPVC double glazed double doors and UPVC double glazed side panels onto rear garden. UPVC double glazed window to side aspect. TV point. Two radiators.

### First Floor Landing

Doors to three bedrooms and a bathroom. Loft access.

### Bedroom One

UPVC double glazed window to rear elevation. Radiator. Newly laid carpet.

### Bedroom Two

UPVC double glazed window to front elevation. Radiator. Newly laid carpet.

### Bedroom Three

Dual aspect with UPVC double glazed windows to rear and side elevation. Radiator. Picture rail. Newly laid carpet.

### Family Bathroom

UPVC double glazed window to front elevation. Coloured three-piece suite comprising of a panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls.

### Exterior

Front- Driveway offering off road parking for two vehicles. Outside tap.

Rear-Southerly facing garden backing onto allotments. Comprises of a paved patio area with pathway leading to foot of garden. Shingle area with stepping stones. Wrought iron gate at the side leading to the front of the property. Fully enclosed by timber fencing.

### Note To 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.

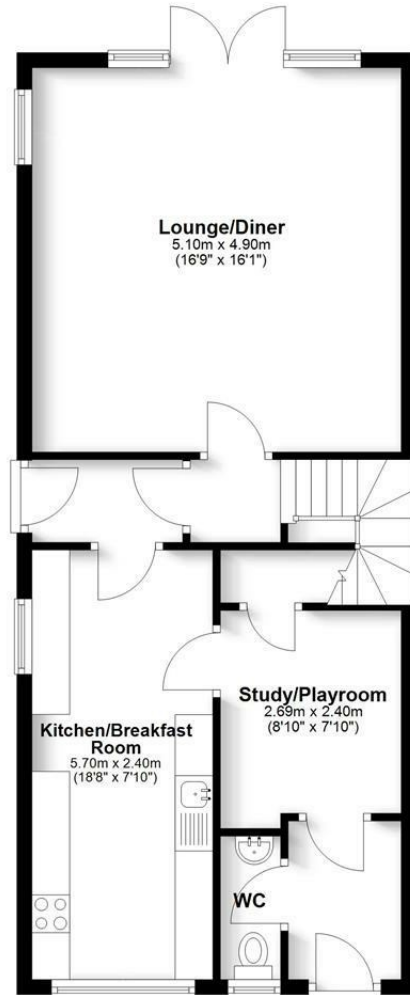






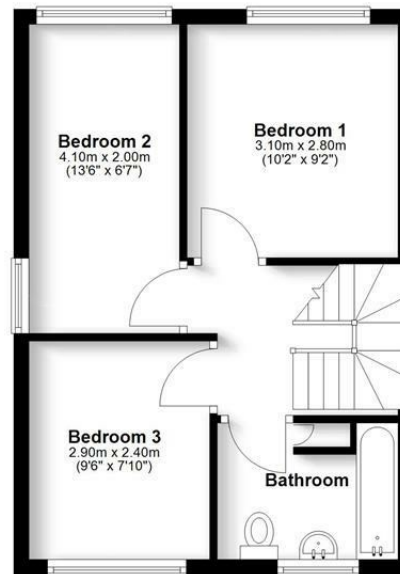
## Ground Floor

Approx. 59.3 sq. metres (638.2 sq. feet)

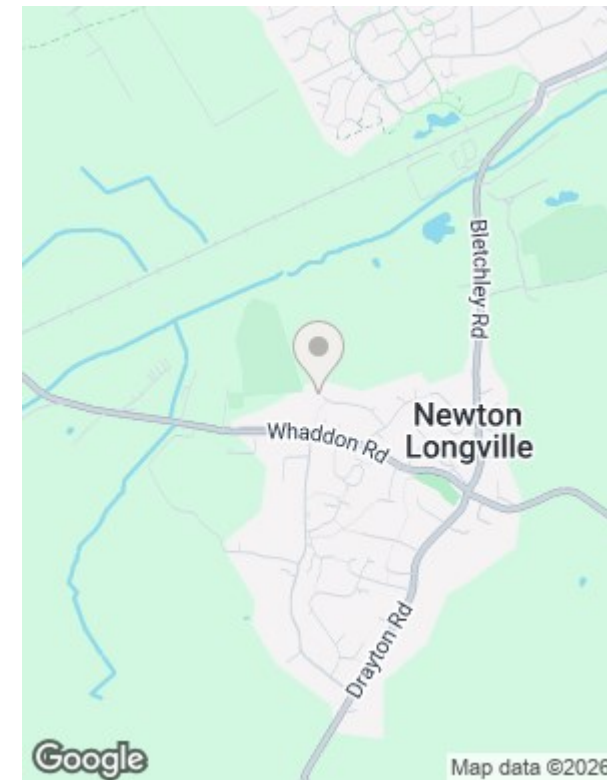


## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

