

Hayton Way, Kingsmead, MK4 4LP

CARTERS residential

106 Hayton Way
Kingsmead
Milton Keynes
MK4 4LP



£675,000

A Six Bedroom Detached Executive Home. Overall, this impressive and substantial family residence offers exceptionally spacious and versatile accommodation arranged over three well-appointed floors.

The property boasts multiple reception rooms, a generous kitchen/breakfast room with separate utility facilities, six well-proportioned bedrooms and three bathrooms, including two en-suite facilities, and a dressing room/possible seventh bedroom. Externally, the home is complemented by a private rear garden and a detached double garage, providing an excellent combination of space, practicality and comfort for modern family living.

- SIX BEDROOMS
- THREE RECEPTION ROOMS
- THREE BATHROOM/SHOWER ROOMS
- KITCHEN/BREAKFAST
- UTILTY ROOM
- 2,310 SQ FT OF LIVING SPACE
- DOUBLE GARAGE & DRIVEWAY
- NO ONWARD CHAIN

















Step Inside

The property is approached via a part-glazed front door which opens into a welcoming entrance hall. The entrance hall provides access to all of the principal reception rooms, the kitchen/breakfast room and utility room beyond, as well as the downstairs cloakroom. The staircase rises to the first-floor landing, with useful under-stairs storage and a further coats cupboard providing excellent storage space.

The downstairs cloakroom comprises a low-level WC and wash hand basin.

The generously proportioned living enjoys a pleasant dual aspect, with a feature bay window overlooking the side elevation and glazed French doors providing direct access to the rear garden. The room offers a versatile and comfortable space for both everyday family living and entertaining. The separate dining room is positioned at the front of the property and features an attractive bay window, creating a bright and characterful formal dining space. A third reception room, currently arranged as a study, benefits from windows to both the front and side elevations, making it an ideal home office, study or additional reception room.

The kitchen/breakfast room forms a particularly useful and sociable part of the home, with a range of fitted wall and base units incorporating an inset stainless steel sink and drainer. Integrated and built-in appliances include a double electric oven, six-ring gas hob with extractor hood over, integrated dishwasher and integrated fridge and freezer. Glazed French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing a convenient connection between the kitchen and outside space. The tiled flooring continues through into the adjoining utility room.

The utility room is fitted with a further inset stainless steel sink unit with storage cupboards beneath, together with plumbing and space for an automatic washing machine. A part-glazed door provides direct access to the rear garden, making this a highly practical area for family and household use.

The first-floor landing is approached via the main staircase from the entrance hall and benefits from a window on the half landing overlooking the side elevation. There are four generously sized bedrooms on this floor, including the principal bedroom, which benefits from fitted wardrobes and a private en-suite shower room. The remaining bedrooms provide excellent flexibility for family accommodation, guests or home working.

The well-appointed family bathroom is also located on the first floor and comprises a four-piece suite, including a low-level WC, pedestal wash hand basin, panelled bath and separate shower enclosure. An obscure-glazed window to the front elevation provides natural light while maintaining privacy. An airing cupboard provides additional storage and houses the hot water cylinder and pressurised water system.

A further staircase rises from the first-floor landing to the second-floor landing, where a side-aspect window provides natural light. This floor offers two additional bedrooms, plus a dressing room (possible seventh bedroom) both of which are well-proportioned double bedrooms. The largest of the two bedrooms benefits from a full en-suite bathroom incorporating a separate shower, providing an excellent degree of privacy and flexibility for larger families, teenagers or guests.

The second-floor landing also provides access to a useful storage cupboard and loft space.

Step Outside

Externally, the property is approached via a small, low-maintenance front garden laid predominantly to slate and decorative stone. To the rear is a mainly lawned garden, complemented by paved seating areas. The garden is fully enclosed, making it well suited to families and those seeking a private outdoor space.

A feature of the property is the detached double garage, which is accessed from the rear garden. The garage benefits from power and lighting, with twin up-and-over doors to the front. There is driveway providing parking immediately in front of the garage for two vehicles.

Cost/ Charges/ Property Information

Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band G.
Please note that the vendors are willing to include some of the furniture under separate negotiation.

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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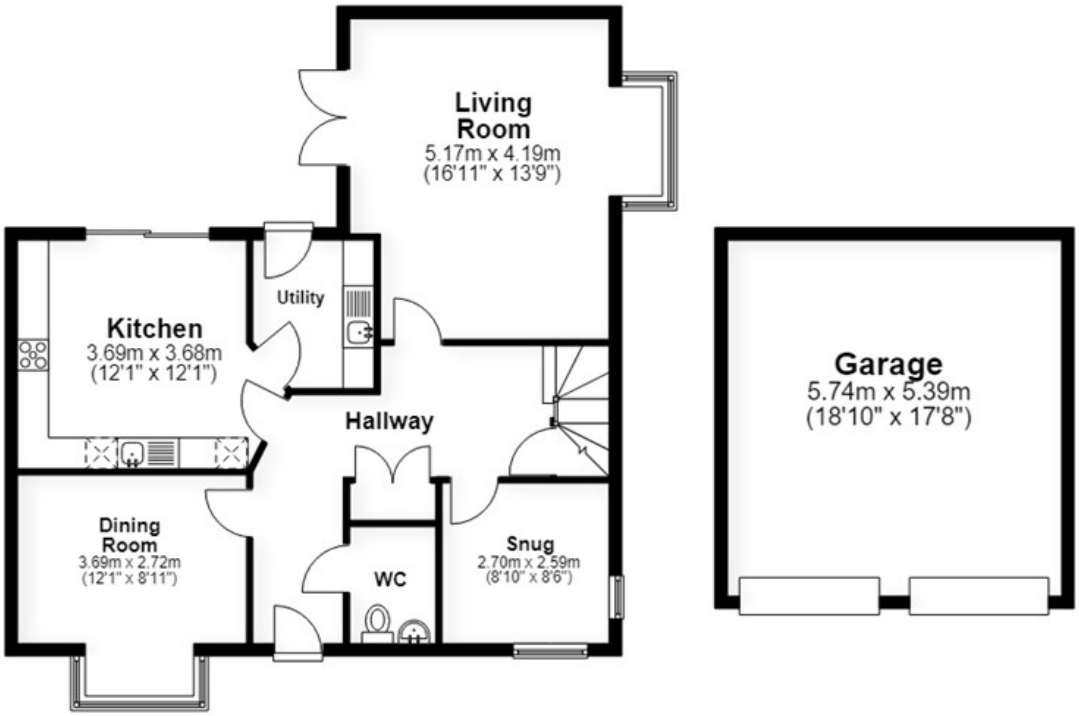






Ground Floor

Approx. 78.4 sq. metres (844.2 sq. feet)
(excluding Garage)



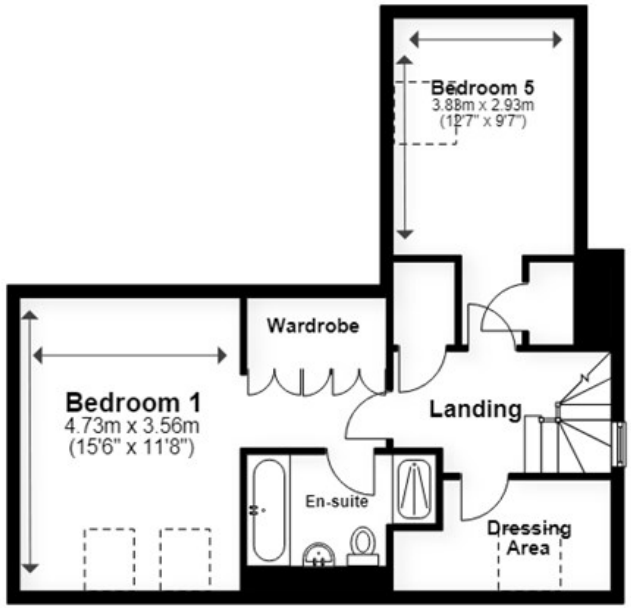
First Floor

Approx. 77.5 sq. metres (834.2 sq. feet)



Second Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 214.6 sq. metres (2310.1 sq. feet)



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

