



Rusland Circus , Emerson Valley, MK4 2LH

This established, detached home is situated down an executive and sought after tree lined street of similar detached houses within the west Milton Keynes estate of Emerson Valley.

Offering 1064 sqft of living space set across two floors, this home also boasts a generous west facing garden, an integral single garage and a lovely bay window to the front living room.

The spacious entrance hall with cloakroom, leads to all ground floor rooms to include a family sized living room to the front of the house, with a large bay window overlooking the front garden. To the rear of the house you'll find the kitchen and dining room, the 'u shaped' kitchen with peninsula offers a good range of base and eye level units. There's space for a dining table and sliding patio doors lead out on the the rear garden. Also tucked off the kitchen you will find a handy utility room with a door leading outside.

To the first floor there are four good sized bedrooms, with the master room boasting double fitted wardobes and an ensuite. Three further bedrooms and the family bathroom complete this level.

Accommodation

Established detached house

Four bedrooms

Ensuite to primary bedroom

Bathroom

Living Room with bay window

Kitchen & Dining Room plus
Utility Room

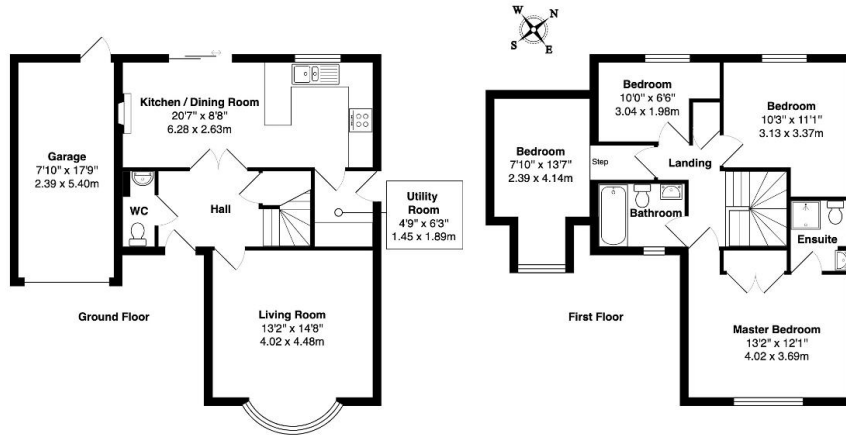
West facing garden

Integral garage

The rear garden facing a westerly direction, is surrounded by mature trees and offers a good level of peace and privacy. Its large patio area is the perfect space for outdoor dining and lounging whilst still leaving a good amount of lawn and greenery.

This home has the added benefit of being sold with no onward chain.





Approximate Area: 1064 ft² ... 98.9 m² (excluding garage)

Approximate Area of Garage: 151 ft² ... 14 m²

Total Approximate Area: 1215 ft² ... 112.9 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
 All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
 Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		