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5 Proctor Rise, Grange Farm, Milton Keynes, MK8 0PJ

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Guide Price £350,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME
- ELEGANT MARBLE FLOORING WITH UNDERFLOOR HEATING TO THE GROUND FLOOR
- MODERN FITTED KITCHEN
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- HIGHLY DESIRABLE GRANGE FARM LOCATION
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- IMPRESSIVE LOUNGE/DINING ROOM WITH FRENCH DOORS
- MAIN BEDROOM OCCUPYING THE ENTIRE SECOND FLOOR
- GARAGE WITH DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

An immaculately presented three-bedroom, three-storey home, offering stylish and contemporary living throughout, enhanced by beautiful marble flooring with underfloor heating, a superb main bedroom suite, and the convenience of a garage with driveway parking.

Beautifully presented throughout, this impressive home has been thoughtfully maintained to create a welcoming and sophisticated living environment. Arranged over three floors, the property offers a wonderful balance of comfortable living spaces, well-proportioned bedrooms and modern finishes, making it an ideal choice for professionals, couples and families alike.

Upon entering the property, you are welcomed by an inviting entrance hall, providing access to a convenient ground-floor cloakroom and the fitted kitchen. The ground floor is particularly impressive, featuring elegant marble flooring complemented by underfloor heating, providing both a luxurious finish and everyday comfort.

To the rear of the property lies the spacious lounge and dining room, a beautifully presented and versatile living space offering ample room for both relaxation and entertaining. French doors allow natural light to fill the room while providing a delightful connection to the outside.

The first floor comprises two well-proportioned bedrooms, both beautifully presented and offering flexibility for family accommodation, guests or a dedicated home office. A contemporary family bathroom serves this floor.

Occupying the entire second floor, the impressive main bedroom provides a wonderful private retreat. Generously proportioned and benefiting from fitted storage, this charming room is complemented by its own en-suite shower room, creating a comfortable and peaceful sanctuary away from the main living accommodation.

Externally, the property further benefits from a separate garage, with driveway parking positioned directly in front, providing practical off-road parking and additional storage.

Situated within the highly regarded Grange Farm development on the western side of Milton Keynes, Proctor Rise enjoys an attractive residential setting, perfectly balancing peaceful surroundings with excellent access to everyday amenities and transport connections.

Grange Farm is a popular and well-established neighbourhood, offering a welcoming community atmosphere with local shops, cafés, restaurants and essential services close at hand. The nearby Westcroft District Centre provides further shopping facilities, while Central Milton Keynes offers an extensive selection of retail outlets, restaurants, entertainment and leisure attractions.

The area is particularly appealing to families, with nearby educational facilities including Christ the Sower Ecumenical Primary School and The Hazeley Academy. An abundance of surrounding green spaces, parks and walking routes further enhances the location, providing excellent opportunities to enjoy the outdoors.

For commuters, Milton Keynes Central railway station is conveniently accessible, offering direct services to London Euston and Birmingham. Excellent road connections via the A5, A421 and M1 motorway ensure easy access to surrounding towns and beyond.

Combining a desirable residential setting, excellent local amenities and convenient transport links, Proctor Rise offers an exceptional location for those seeking the perfect balance of lifestyle and accessibility.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

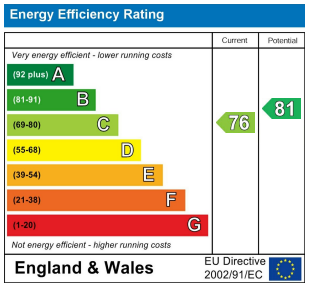
1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

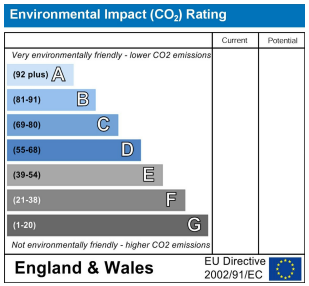
2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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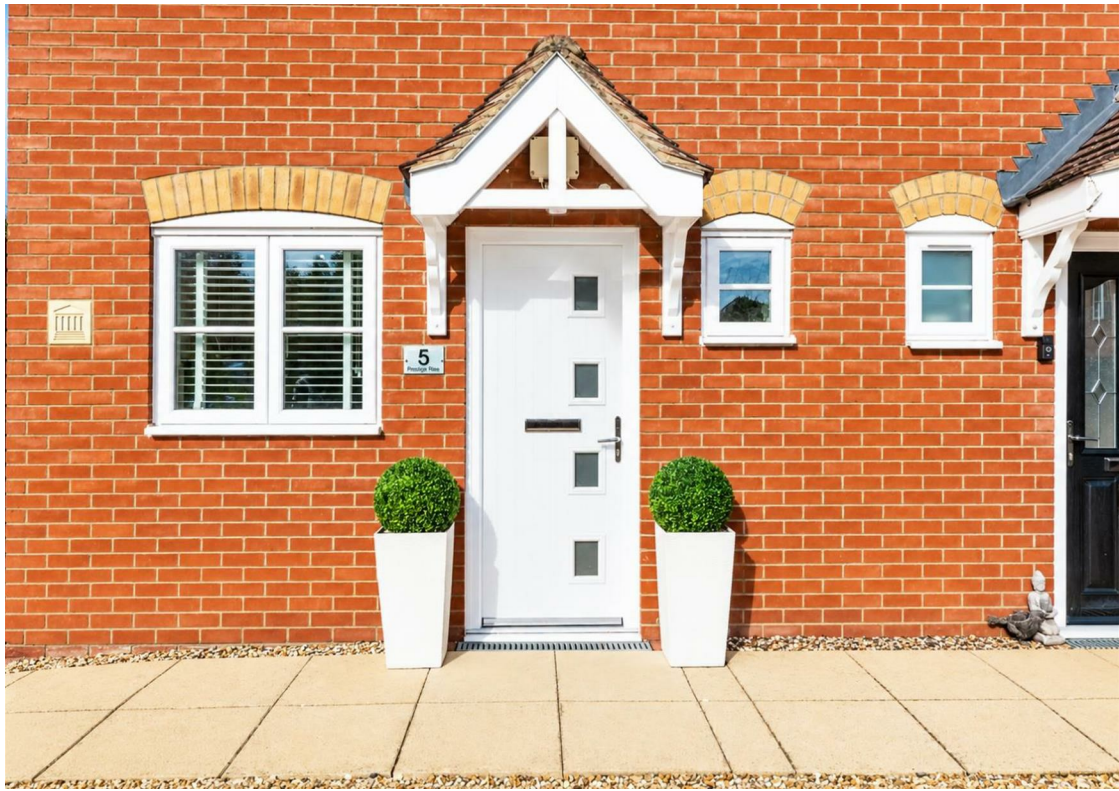











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