



## SANTA CRUZ AVENUE

Newton Leys, Milton Keynes, MK3 5PU



DAVID COSBY  
ESTATE AGENTS



# Santa Cruz Avenue

Bletchley, Milton Keynes, MK3 5PU

Total GIA Floor Area Inc. Garage | Approx. 115 sqm (1238 sqft)



4 Bedrooms



1 Reception



2 Bathrooms

## Features

- Four spacious bedrooms
- Open-plan living/dining
- Modern fitted kitchen with breakfast bar
- Principal bedroom suite with en-suite and built-in storage.
- Enclosed rear garden with patio, lawn, and seating area.
- Brick-built carport
- Additional parking bay
- Part of the popular Newton Leys development
- Excellent transport links.

## Description

A beautifully presented, three-storey, four-bedroom family home with an enclosed rear garden, brick-built carport, and additional allocated parking bay. Situated in the sought-after Newton Leys development, this attractive modern property is constructed from red facing brick beneath a pitched tiled roof, featuring a dormer window to the front elevation. Designed for comfortable family living, the accommodation is thoughtfully arranged over three floors, offering generous living space and well-proportioned rooms throughout. The ground floor features a spacious open-plan sitting and dining area with direct access to the rear garden, a stylish kitchen/breakfast room, and a convenient cloakroom. On the first floor, there are three well-sized bedrooms and a family bathroom, while the top floor is dedicated to the impressive principal bedroom suite, complete with an en-suite shower room and ample built-in storage.



A beautifully presented four-bedroom, three-storey family home in the sought-after Newton Leys development, offering spacious and versatile living, a private rear garden, a brick-built carport, and excellent transport links.

# The Property

## Entrance Hall

The entrance hall is a welcoming and practical space featuring cut-pile carpet with a heavy-duty grab mat at the entrance, ideal for everyday use. A quarter-winder staircase leads to the first-floor accommodation, while a slatted door provides access to a useful understairs storage cupboard. Additional storage is available in a shallow cupboard housing the electrical consumer unit. Natural light enters through a side casement window, and matching white slatted doors open to the ground-floor cloakroom, kitchen/breakfast room, and the spacious open-plan sitting and dining area.

## Kitchen / Breakfast Room

The kitchen/breakfast room is a stylish and functional space with a three-unit window providing plenty of natural light. A well-appointed range of modern base and wall units with brushed chrome handles offers ample storage. Integrated appliances include an AEG induction hob, a two-door AEG electric oven, a dishwasher, an integral washing machine, and a two-door fridge freezer. A one-and-a-half bowl sink with a drainer and mixer tap is set within the worktop, while the modern combination boiler is discreetly housed within a matching wall unit. A breakfast bar with a chrome pillar support and space for two seats provides space for casual meals and coffees.

## Cloakroom

A well-presented ground-floor cloakroom fitted with a contemporary close-coupled WC and a stylish wall-mounted ceramic wash basin with a chrome mixer tap. The basin is set above a rustic oak-effect vanity unit, complemented by a marble-effect splashback.

## Open Plan Sitting / Dining room

This bright and spacious dual-aspect living area is designed for both relaxation and entertaining. South-facing French doors with full-height side casement windows open directly onto the patio and rear garden, allowing for plenty of natural light and a seamless indoor-outdoor connection. The sitting area is finished with a soft loop-pile carpet that flows through from the entrance hall, while neutral décor enhances the sense of space. A two-unit casement window in the dining area provides additional natural light, creating an inviting setting for family meals or entertaining guests. The room is well-proportioned, offering ample space for a large dining table, seating area, and additional furniture, making it a versatile hub of the home.





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# The Property

## First Floor Landing

A well-lit landing providing access to the first-floor bedrooms, family bathroom, and two practical storage cupboards—one of which houses the hot water cylinder. The space is neutrally decorated, with soft cut-pile carpet. A white slatted door leads to the second-floor stairwell, where a two-unit window overlooking the front aspect adds further natural light. A second quarter-winder staircase with matching carpet leads up to the principal bedroom suite on the top floor.

## Bedroom Two

A generously sized double bedroom situated at the rear of the property, offering a peaceful outlook over the enclosed garden through a two-unit casement window. The room is neutrally decorated with ample room for freestanding furniture and storage.

## Bedroom Three

A double bedroom located at the front of the property, currently used as a hobby and occasional guest room. A three-unit casement window provides plenty of natural light and outlooks the front aspect. The room is neutrally decorated and finished with a soft cut-pile carpet. With ample space for bedroom furniture or alternative use, this versatile room can easily accommodate a variety of needs.

## Bedroom Four

A versatile dual-aspect room, currently used as a study, benefiting from excellent natural light through two separate two-unit casement windows. Neutrally decorated and finished with a soft cut-pile carpet, this space offers flexibility as a home office, nursery, or additional bedroom.

## Family Bathroom

A well-appointed family bathroom featuring a modern three-piece suite, comprising a panelled bath with a tempered glass sliding screen, a chrome mixer tap, and a wall-mounted shower with a chrome hose. A large ceramic washbasin with a pedestal and a chrome mixer tap sits alongside a close-coupled WC. The walls are finished with stylish stone-effect tiling, complementing the riven-effect ceramic tiled flooring. Mechanical extract ventilation ensures proper airflow, maintaining a fresh and comfortable space.



# The Property

## Second Floor Accommodation

### Bedroom One

The principal bedroom is a spacious and light-filled space with a three-unit dormer window to the front aspect, a single casement window to the side, and a Velux roof light to the rear. The combination of these features ensures an abundance of natural light throughout the day. This well-proportioned room benefits from part-vaulted ceilings, enhancing the sense of space, while a wall-mounted air conditioning unit provides year-round comfort. Soft cut-pile carpeting and neutral décor create a calm and inviting atmosphere. For storage, the room includes two built-in double wardrobes, each fitted with a clothes rail and upper shelving, along with a central four-door drawer unit, offering ample space for organisation. A door leads to the en-suite shower room, completing this impressive principal suite.

### En-suite

With a Velux roof light to the rear aspect, adding natural light to the space, the en-suite features a modern three-piece suite, comprising a double-width shower cubicle with a tempered glass screen, a wall-mounted chrome shower hose, and a separate rainfall shower rose. A contemporary wall-mounted ceramic washbasin with a chrome mixer tap sits above an off-white splashback, alongside a close-coupled WC.

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# Grounds

## Front Aspect

The property has a shallow frontage with shrub border and ramp to the front elevation. The property features an attractive red facing brick façade, complemented by cambered brick arches above the windows and high-level stone banding for added character. The traditional-style panelled entrance door is set beneath a projecting canopy.

## Rear Aspect

The private walled garden has pedestrian access via a timber ledged and braced gate to the side aspect. This pleasant cottage style garden has a good size patio area for alfresco dining and entertaining, a central lawn, and matching pathways which extend through raised timber beds with herbs and perennials, which are just coming into bloom. A delightful corner seating area, framed by a timber pergola, provides a perfect spot for relaxation, whether enjoying a morning coffee or unwinding on a summer evening. A practical timber storage shed, set beneath a pitched and felted roof, offers ample storage, while an adjacent hardstanding area provides a dedicated space for bin storage, neatly screened with timber trellising intertwined with climbing roses and clematis.

## Car Port

The property benefits from a separate brick-built carport with a pitched tiled roof, providing secure, covered parking. Accessed via a macadam driveway through an adjoining coach house, this practical space offers both shelter and versatility. In addition to the carport, there is a separate allocated parking bay, ensuring convenient off-road parking for residents and visitors alike.





## Location

This extended semi-detached family home is located on a quiet, no-through road in Bletchley, just south of central Milton Keynes. Situated within the Poets Estate, where many streets take their names from renowned literary figures, Tennyson Grove provides a peaceful setting with good amenities close at hand.

For everyday shopping needs, Bletchley town centre offers a good range of shops and eateries. For a more extensive retail experience, Central Milton Keynes is only five miles from the property and features a variety of retail, leisure, and nightlife options, including a popular shopping mall and several cinemas.

Outdoor enthusiasts will appreciate the proximity to the Milton Keynes Redway system, which offers over 200 miles of cycling routes. Additionally, there are excellent facilities at Bletchley Leisure Centre and the serene Windmill Hill Golf Centre. A short five-minute drive leads to Emerson Valley Park, a large expanse of greenery ideal for playground visits, picnics, or peaceful walks to Furzton Lake.

The property is within reach of Lord Grey Secondary School, Barleyhurst Park Primary School, and Rickley Park Primary School, offering a variety of educational opportunities for families.

The nearby Bletchley Park, renowned as the site of WWII codebreaking efforts, now serves as a museum and cultural landmark, enriching the local area with its historical significance.

For commuters, Bletchley Railway Station is just a mile away, offering direct trains to London Euston with a journey time of approximately 45 minutes. The property is also conveniently located four miles from the A5 junction with H8 (Standing Way), enhancing its excellent connectivity.

## Property Information

**Local Authority:** Milton Keynes Council

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band C    **EPC:** Rating C

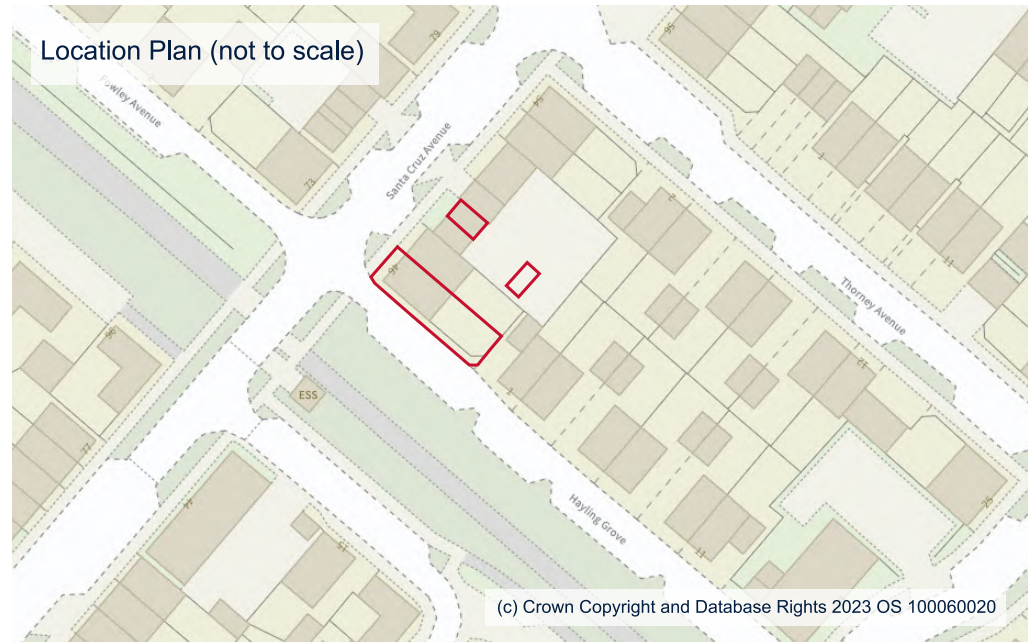
### Important Notice

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Willow Lake, Newton Leys



Location Plan (not to scale)



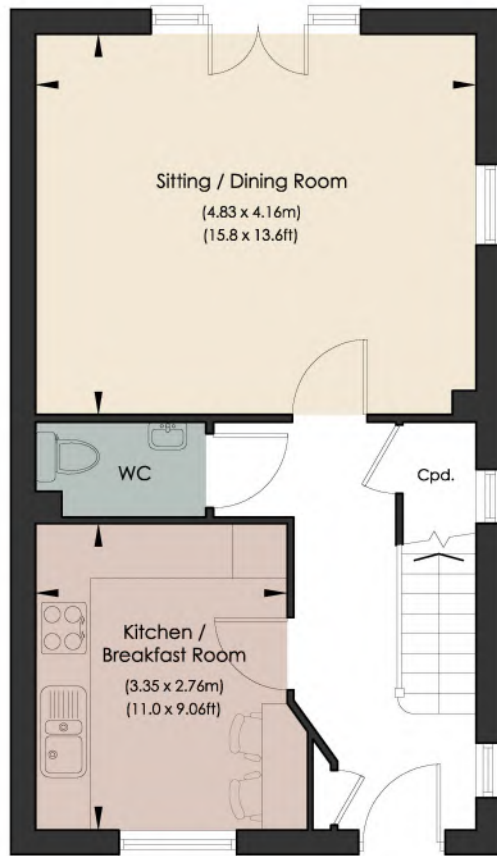
# Santa Cruz Avenue, Newton Leys, Milton Keynes, MK3 5PU

Approximate GIA (Gross Internal Floor Area) Exc. Car Port = 115 sqm (1238 sqft)

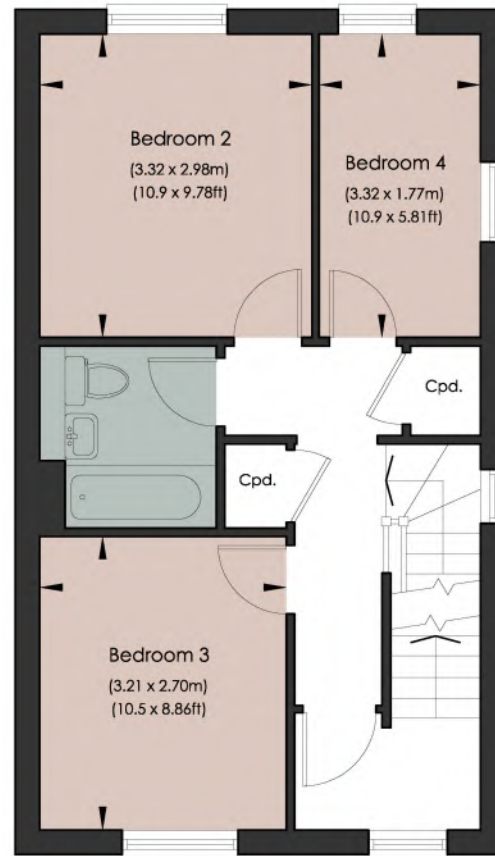


David Cosby Chartered Surveyors & Estate Agents

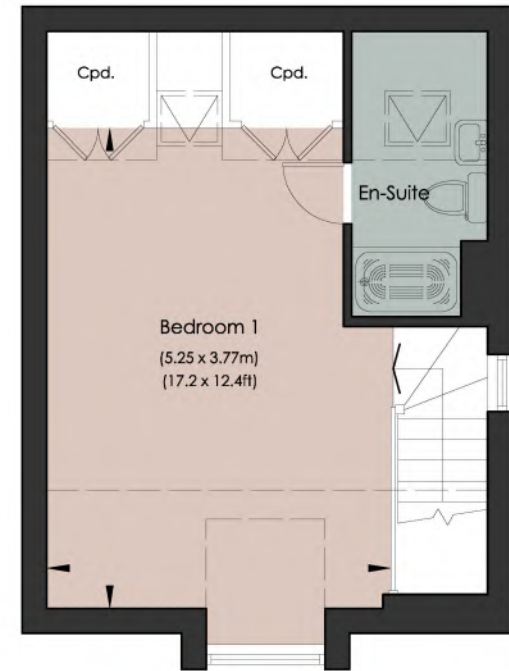
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)



SECOND FLOOR GIA = 31 sqm (334 sqft)



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# Thinking of Selling?



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