Cauldwell

PROPERTY SERVICES

1 Groomsbridge, Milton Keynes, MK7 6HA

£519,995

CAULDWELL are delighted to offer for sale this stunning four-bedroom detached family home, situated within the highly sought-after location of Kents Hill, Milton Keynes. The property has been significantly extended and extensively modernised by the current homeowners, offering beautifully presented and versatile accommodation throughout.

The accommodation begins with a welcoming entrance hall leading to a spacious living room, featuring bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The heart of the home is the impressive refitted high-specification kitchen/dining room, complete with a central island unit, integrated appliances and ample workspace. This space flows effortlessly into a superb rear extension with bi-fold doors that open onto the garden, providing an ideal setting for entertaining and modern family living. The ground floor further benefits from a stylish refitted downstairs cloakroom and a refitted utility room.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom enjoys a refitted en-suite shower room and features a Juliet balcony overlooking the rear garden, creating a bright and airy retreat. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property boasts a generous double-width driveway providing ample off-road parking and leading to a detached double garage. To the rear is a beautifully presented garden, offering a high degree of

ENTRANCE HALL
Front entrance door. Door to kitchen/dining room, living room. cloakroom and airing cupboard. Tiled flooring. Radiator. Frosted double glazed window to side. Window to front.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to side. Skimmed ceiling. Inset lighting. Tiled flooring. Radiator.

KITCHEN/DINING ROOM 21'5" x 11'0" (6.53 x 3.36)
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Built in triple oven with warming drawer, microwave, fridge and freezer. Central island unit with five ring gas hob. Built in wine rack. Breakfast bar. Tiled flooring. Stairs to first floor. Skimmed ceiling with inset lighting. Opening to extension. Double glazed window to front. Door to living room and utility room.

UTILITY ROOM
Worksurface. Built in freezer. Plumbing for washing machine. Double glazed window to side. Double glazed door to rear. Skimmed ceiling. Inset lighting. Tiled flooring. Double glazed window to front.

FAMILY ROOM EXTENSION 10'8" x 8'7" (3.26 x 2.64)
Double glazed bi folds to rear and side. Sky light. Skimmed ceiling. Inset lighting. Tiled flooring with plumbed under floor heating.

LIVING ROOM 10'10" x 15'10" (3.32 x 4.85)
Double glazed bi fold doors to rear. Skimmed ceiling with inset lighting. Radiator.

FIRST FLOOR LANDING
Doors to all rooms. Coving to skimmed ceiling with inset lighting.

BEDROOM ONE 11'0" x 11'11" (3.36 x 3.64)
Double glazed French doors to Juliette balcony to rear. Double wardrobe with sliding mirror doors. Skimmed ceiling with inset lighting. Feature radiator. Door to ensuite.

RE FITTED ENSUITE
Three piece suite comprising walk in tiled shower cubicle, low level wc an wash hand basin. Frosted double glazed window to side. Shaver point. Extractor. Heated towel rail. Tiled flooring and walls. Skimmed ceiling with inset lighting.

BEDROOM TWO 11'4" x 8'1" (3.46 x 2.47)
Double glazed window to front. Radiator. Coving to textured ceiling.

BEDROOM THREE 10'0" x 7'6" (3.05 x 2.31)
Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM FOUR 11'8" x 6'3" (3.58 x 1.92)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

BATHROOM
Three piece re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin with cupboard surround. Part tiled walls. Shaver point. Skimmed ceiling with inset lighting. Frosted double glazed window to side. Tiled flooring Heated towel rail.

REAR GARDEN
Landscaped rear garden, laid mainly to artificial lawn with patio area and sleeper surround Inset lighting. Wooden fence surround. Gated side access. Door to garage.

FRONT GARDEN
Laid to shingle with double width driveway leading to detached double garage with electric door. Outside light and tap.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per

transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

TOTAL FLOOR AREA : 1270sq.ft. (118.0 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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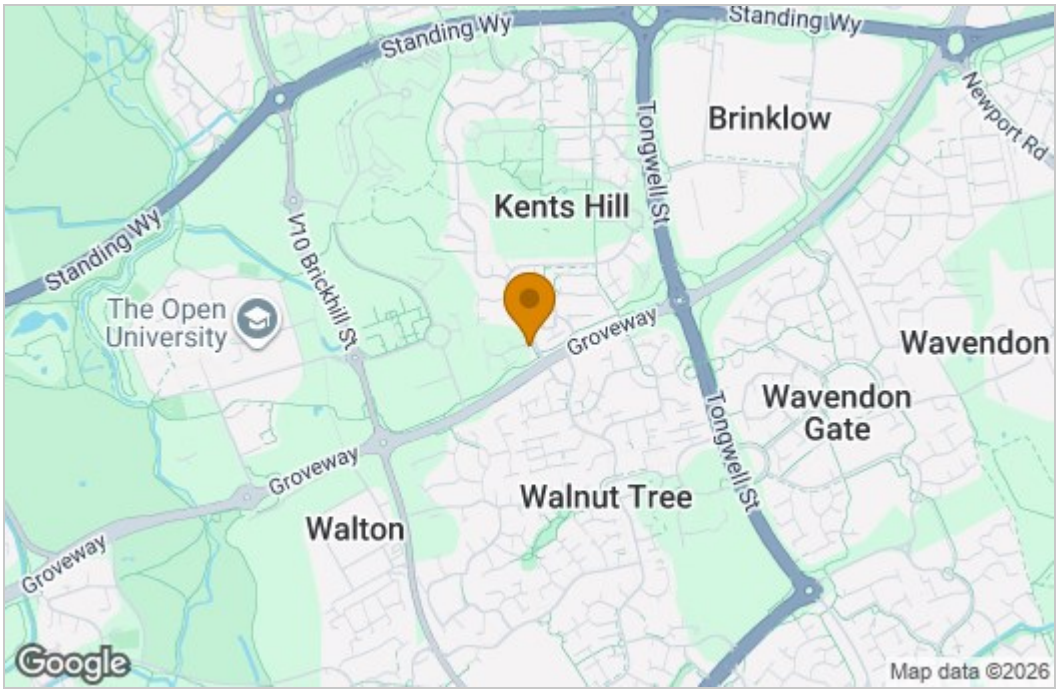
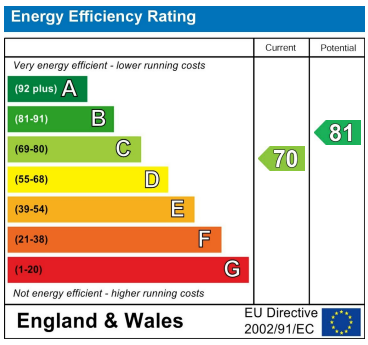
Area Map



Energy Efficiency Graph



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