



# Cauldwell

PROPERTY SERVICES



## 35 Pastern Place, Milton Keynes, MK14 7RB

**£539,995**

CAULDWELL are delighted to offer for sale this beautifully finished detached family home, situated in the popular and well-established location of Downs Barn, Milton Keynes.

This spacious and versatile property is arranged over three floors and offers generous accommodation throughout, making it an ideal home for growing families or those seeking flexible living space.

The ground floor accommodation comprises an inviting entrance hall, a well-appointed kitchen, an impressive insulated conservatory providing additional year-round living space, a comfortable living room, a separate family/dining room ideal for entertaining, and a convenient downstairs cloakroom.

To the first floor there is a landing leading to bedroom two with its own en-suite shower room, three further bedrooms including bedroom five which could also be utilised as a study or home office, and a modern family bathroom.

The second floor is dedicated to a superb principal bedroom suite, benefiting from a spacious bedroom area and an en-suite shower room, creating a private and relaxing retreat.

## **ENTRANCE HALL**

Stairs to first floor. Door to kitchen/breakfast room, living room, dining room and cloakroom.

## **CLOAKROOM**

Re-fitted two piece suite comprising low level wc and wash hand basin in vanity surround. Frosted double glazed window to side. Skimmed ceiling. Inset lighting. Understairs storage cupboard.

## **LIVING ROOM 10'4" x 16'7" (3.16 x 5.08)**

Double glazed French doors and windows to conservatory. Feature fireplace and surround. Skimmed ceiling with inset lighting. Two radiators. Door to insulated conservatory.

## **CONSERVATORY 9'3" x 18'2" (2.82 x 5.55)**

Brick and UPVC double glazed construction. Power and lighting. Double glazed door to rear garden. Open to kitchen/breakfast room.

## **KITCHEN/BREAKFAST ROOM 23'3" x 9'7" (7.11 x 2.94)**

Fitted with a range of soft close wall and base units with Granite worksurface incorporating sink drainer and mixer tap with drinking tap. Space for Range cooker with extractor hood. Built in dishwasher, fridge freezer and microwave. Double glazed window to front. Open to conservatory to rear. Kick board lighting. Skimmed ceiling with inset lighting. Utility area with built in washing machine and door to garage. Extractor fan.

## **DINING ROOM 12'9" x 11'3" (3.89 x 3.43)**

Double glazed bay window to front. Double glazed window to side. Coving to skimmed ceiling. Double panelled radiator.

## **FIRST FLOOR LANDING**

Doors to rooms. Coving to skimmed ceiling. Door to airing cupboard housing water tank. Double glazed window to front and side.

## **BEDROOM ONE 16'9" x 10'4" (5.11 x 3.15)**

Double glazed window to rear. Radiator. Soft close fitted bedroom furniture.

## **ENSUITE**

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to rear. Skimmed ceiling. Inset lighting. Radiator.

## **BEDROOM THREE 11'1" x 11'3" (3.40 x 3.44)**

Dual aspect room with two double glazed windows to front and one to side. Fitted soft close bedroom furniture. Skimmed ceiling with inset lighting.

## **BEDROOM FOUR 12'8" x 9'7" (3.87 x 2.93)**

Double glazed window to rear. Radiator. Skimmed ceiling. Inset lighting.

## **BEDROOM FIVE 5'10" x 8'2" (1.78 x 2.49)**

Double glazed window to front. Radiator. Coving to skimmed ceiling. Fitted desk furniture.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment. low level wc and wash and basin. Frosted double glazed window to front. Part tiled walls. Radiator. Skimmed ceiling with inset lighting. Shaver point. Extractor.

## **SECOND FLOOR LANDING**

## **BEDROOM TWO 22'6" x 11'9" (6.88 x 3.60)**

restricted head height  
Five door fitted wardrobe. Four double glazed sky lights to rear. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Double glazed sky light to rear. Skimmed ceiling with inset lighting. Shaver point. Extractor.

## **REAR GARDEN**

Enclosed and secluded rear garden, laid mainly to lawn with patio and shingle area. Wooden fence surround. Gated side access. Door to garage. Outside tap.

## **FRONT GARDEN**

Double block paved driveway leading to garage.

## **SINGLE GARAGE**

Up and over door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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