

Cauldwell

PROPERTY SERVICES



5 Cardwell Close, Milton Keynes, MK4 2LB

£425,000

CAULDWELL are delighted to offer for sale this tastefully EXTENDED detached family home, situated within a small cul-de-sac within the popular Emerson Valley area. This spacious property which is presented in good decorative order boasts an extended family room with a skylight window and French doors to the rear garden, a summerhouse in the garden, (study/fourth bedroom and a store room originally a garage), light and airy living room with a storage cupboard and a log burner, well appointed kitchen/breakfast room, cloakroom and an entrance hallway to the ground floor. To the first floor there is an en-suite shower room to the principal bedroom, three bedrooms and a family bathroom. Externally there is a generous size rear garden with a summerhouse offering a high degree of privacy and a driveway. Energy rating tbc. Council tax band D.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated 'outstanding' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe.

ENTRANCE HALL

Entrance door. Radiator. Tiled flooring. Stairs to first floor. Coving to ceiling. Door to lounge/diner. Radiator. Door to kitchen

CLOAKROOM

Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Extractor fan. Radiator.

LOUNGE/DINING ROOM 12'3" x 16'6" (3.75 x 5.05)

Opening to extension. Double glazed window to rear aspect. Feature gas flame effect fire and surround. Television point. Telephone point. Double door leading to garage conversion. Understairs storage cupboard.

EXTENDED DINING ROOM 8'09" x 8'09" (2.67 x 2.67)

Double glazed door to the rear garden, double glazed window to the rear, double glazed skylight to the rear.

BEDROOM FOUR / STUDY 12'04" x 7'07" (3.76 x 2.31)

Garage conversion
double glazed window to the front, door to Utility storage cupboard. Radiator.

UTILITY STORAGE 7'11" x 3'6" (2.42 x 1.09)

Plumbing for washing machine. Double glazed window to the rear.

KITCHEN/BREAKFAST ROOM 11'05" x 9'09" (3.48 x 2.97)

Double glazed window to front. Fitted with a range of wall and base units with work surfaces incorporating sink with mixer tap. Fitted oven and hob with extractor fan. Door to rear garden. Plumbing for washing machine and dishwasher. Radiator. Tiled floor.

FIRST FLOOR LANDING

Frosted double glazed window to side aspect. Access to loft. Airing cupboard. Door to all rooms.

BEDROOM ONE 11'05" x 10'02" (3.48 x 3.10)

Double glazed window to rear aspect. Radiator. Door to ensuite.

ENSUITE

Frosted double glazed window to side aspect. Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator. Extractor fan.

BEDROOM TWO 9'08" x 8'06" (2.95 x 2.59)

Double glazed window to front. Radiator.

BEDROOM THREE 9'05" x 6'02" (2.87 x 1.88)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath, wash hand basin and low level wc. Tiled splash backs. Radiator. Extractor fan.

REAR GARDEN

Enclosed and not overlooked, laid mainly to lawn with patio area. Flower and shrub borders.

COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>.

All measurements are approximate. 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.

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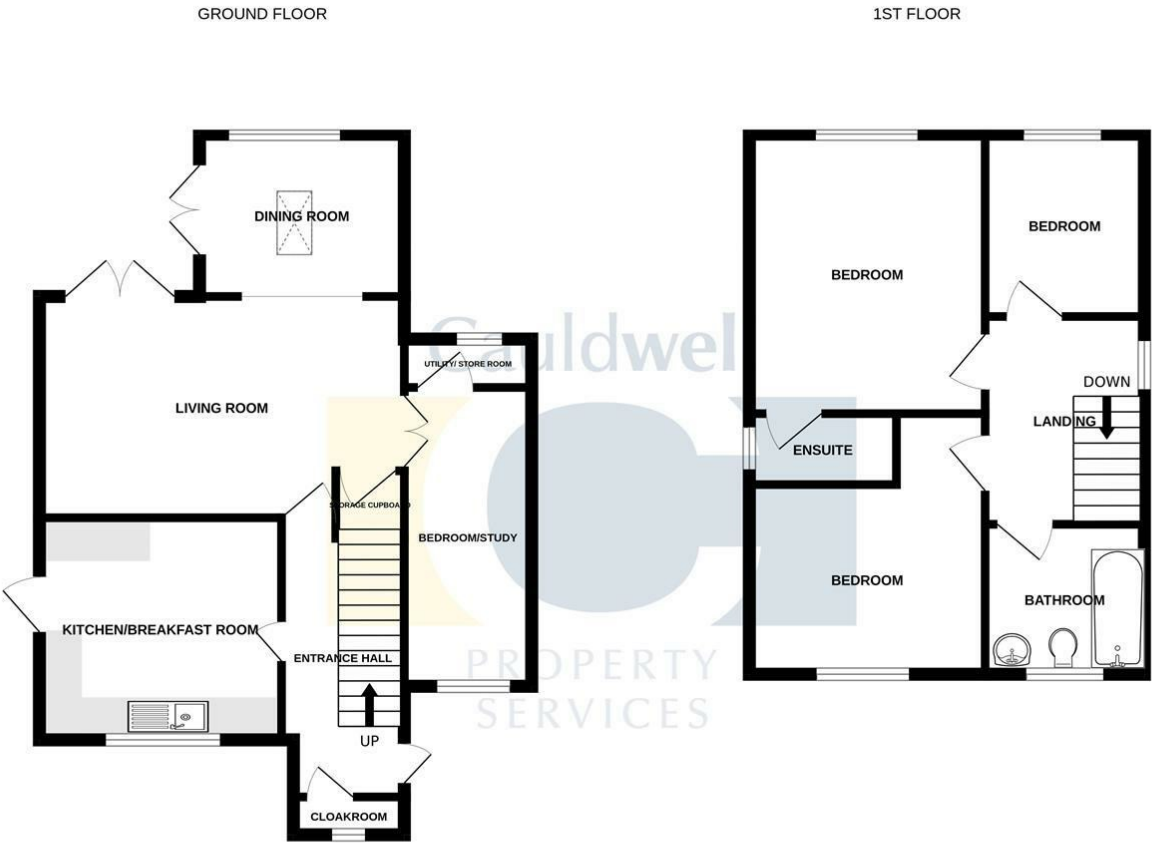
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Floor Plan

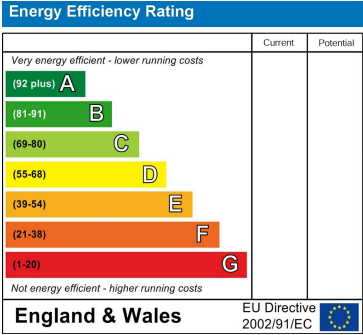


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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