

# Cauldwell

PROPERTY SERVICES

Five Bedrooms  
with  
Loft Conversion



## 22 Wolston Meadow

Middleton, Milton Keynes, MK10 9AY

£585,000





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## ENTRANCE PORCH

Double glazed composite door to front. Space for coats and shoes. Oak door to living room.

## LIVING ROOM

17'2" x 10'9" (5.24 x 3.30)

Double glazed window to front. Radiator. Television point. Telephone point. Understairs storage. Oak flooring.

## INNER HALLWAY

Double glazed obscure door to side. Radiator. Stairs to first floor landing.

## KITCHEN/DINING ROOM

19'0" x 7'10" (5.81 x 2.40)

Double glazed windows and bi fold doors to rear. Re-fitted with a range of wall and base units with wooden worksurfaces. One and half bowl stainless steel sink drainer and mixer tap. High level electric oven, four ring induction hob and extractor over. Integral dishwasher and fridge. Plumbing for washing machine. Radiator. Tiled flooring.

## FAMILY ROOM

9'11" x 9'7" (3.04 x 2.93)

Brick base with double glazed windows to both sides and rear with double glazed French doors to side. Warm roof fitted. Electric heater.

## UTILITY ROOM/STORE ROOM

9'3" x 7'6" (2.82 x 2.30)

Fitted storage units with space for fridge and freezer. Wall mounted combination boiler.

## CLOAKROOM

Re-fitted suite comprising double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from inner hall way. Double glazed obscure window to side. Radiator. Airing cupboard.

## BEDROOM TWO

13'2" x 11'3" (4.02 x 3.44)

Double glazed window to rear. Radiator. Two sets of built in double wardrobes. Door to ensuite.

## ENSUITE

Double glazed obscure window to side. Re-fitted suite comprising double shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled flooring.

## BEDROOM THREE

10'9" x 8'3" (3.29 x 2.54)

## BEDROOM FOUR

9'0" x 8'3" (2.76 x 2.53)

Double glazed window to front. Radiator. Built in double wardrobe.

## FAMILY BATHROOM

Obscure double glazed window to rear. Re-fitted suite comprising bath with mixer tap and mains shower and rainfall head with start stop operation, close coupled wc and wash hand basin in vanity surround. Heated towel rail. Extractor fan. Tiled flooring.

## SECOND FLOOR LANDING

Stairs from first floor landing. Doors to bedrooms one and five.

## BEDROOM ONE

18'1" x 8'8" (5.53 x 2.65)

Two double glazed windows to rear. Radiator. Air conditioning. Door to ensuite.

## ENSUITE

Double glazed sky light window to front aspect. Three

piece suite comprising large shower cubicle with mains shower and rainfall head, wash hand basin in vanity surround and close coupled wc. Heated towel rails. Extractor fan. Tiled flooring.

## BEDROOM FIVE

11'6" x 6'10" (3.52 x 2.09)

Two double glazed sky light windows to front with fitted blinds. Eaves storage cupboard. Radiator,

## FRONT GARDEN

Block paved driveway parking for three vehicles.

## REAR GARDEN

Rear width sandstone patio area leading to generous lawn area with a selection of mature flower beds and borders with tree and plants. Gated access to front. Side covered shed storage area. Outside tap.

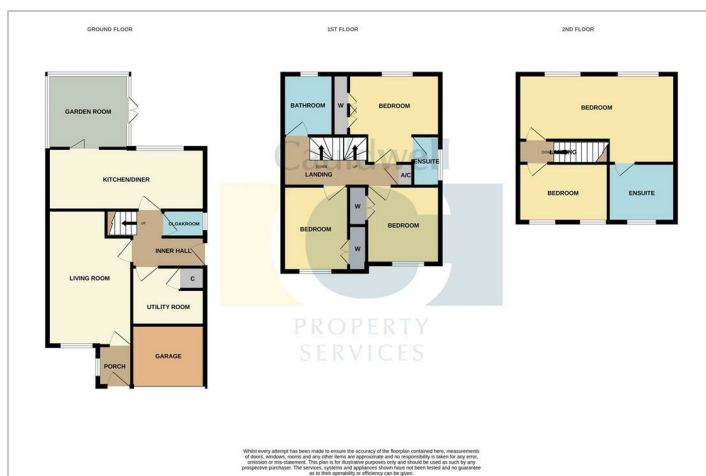
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Road Map



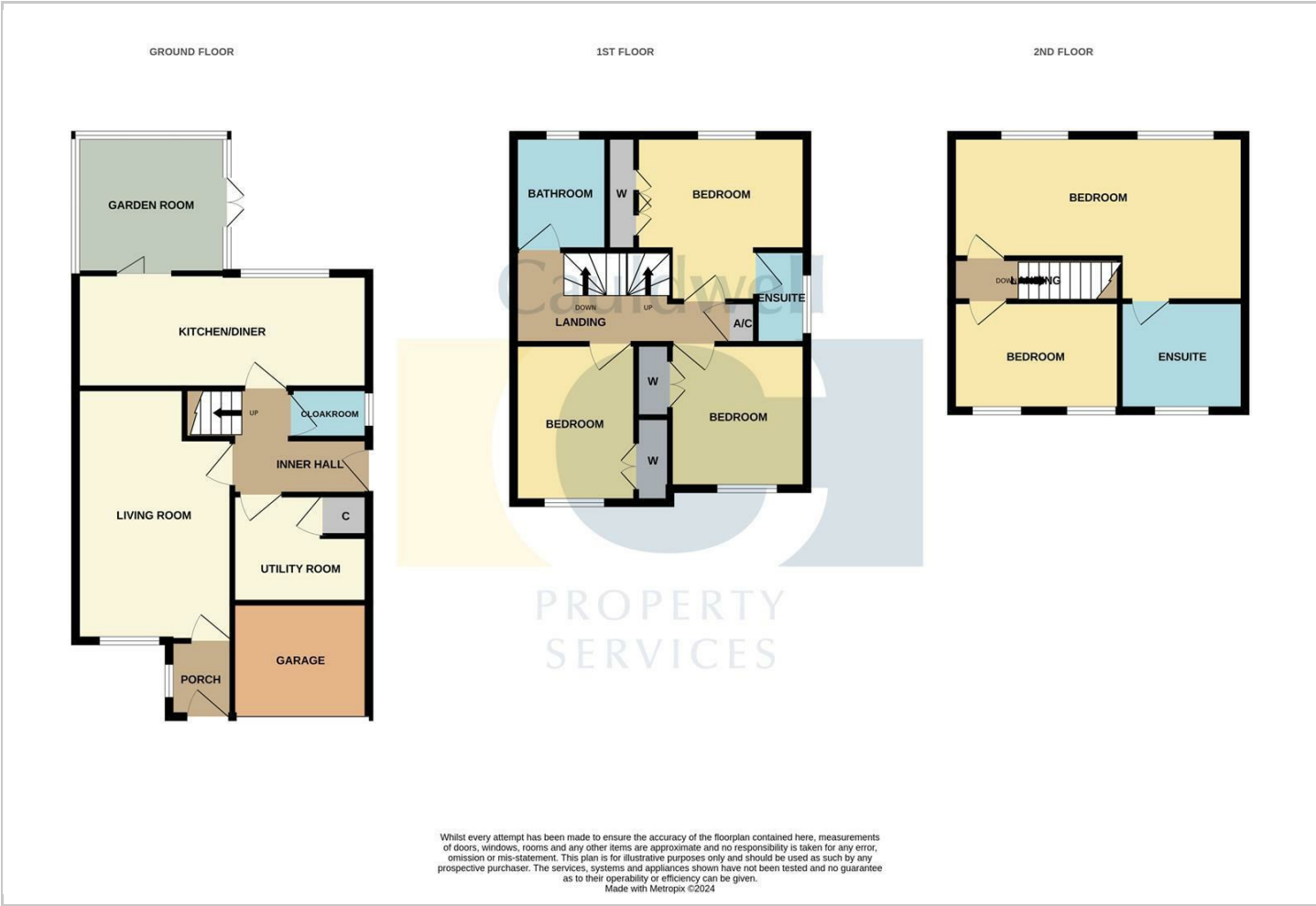
Hybrid Map



Terrain Map



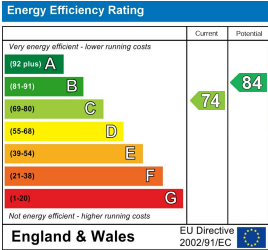
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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