



# Cauldwell

PROPERTY SERVICES



## 58 Colesbourne Drive

Downhead Park, Milton Keynes, MK15 9AP

£795,000



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## ENTRANCE PORCH

7'3" x 6'8" (2.22 x 2.04)

UPVC door to front and double glazed windows to front and side with fitted blinds. Radiator. Karndean flooring. Coat and shoe storage cupboard. Double glazed door to inner hall way.

## INNER HALLWAY

Radiator. Arch to living room.

## LIVING ROOM

25'11" x 11'10" (7.92 x 3.61)

Double glazed window to side with fitted blinds. Double glazed window to opposite side and bi folds to rear with fitted blinds. Two sky lights. Part vaulted ceiling. LED lighting. Radiator. Part under floor heating. Internet and television point. Door to inner hall way. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

29'7" x 11'8" (9.04 x 3.58)

Double glazed windows to rear and side with fitted blinds. Double glazed bi folding doors to rear. Fitted range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with waste disposal. Electric oven, electric combi oven, electric hob with extractor hood over. Plumbing for dishwasher and space for American style fridge freezer. Breakfast bar seating area. Under cupboard lighting. Karndean flooring. Radiator.

## UTILITY ROOM

8'9" x 7'6" (2.68 x 2.29)

Double glazed window and door to side. Fitted wall and base units with worksurfaces. One and half bowl sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer and wall mounted central heating boiler. Radiator. Tiled flooring.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Radiator. Karndean flooring.

## INNER HALL WAY

Dog leg stairs to first floor landing with understairs storage cupboard. Double glazed window to side on half landing. Radiator. Door to family room.

## FAMILY ROOM

17'8" x 13'9" (5.41 x 4.20)

Vaulted ceiling. Double glazed windows with fitted blinds to front and side. Two radiators. Fireplace and surround. Television point.

## FIRST FLOOR LANDING

Dog leg stairs from inner hall way. Double glazed windows with fitted blinds to front and side aspect. Part boarded loft space. LED lighting. Radiator. Storage cupboard with light.

## BEDROOM ONE

13'10" x 10'10" (4.24 x 3.31)

Two double glazed windows to rear with fitted blinds. Radiator. LED lighting. Two built in double wardrobes with mirror sliding doors.

## ENSUITE

9'5" x 7'1" (2.89 x 2.16)

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and hand shower attachment, double shower cubicle with mains shower and wash hand basin and close coupled wc. Heated towel rail. LED lighting. Tiled walls.

## BEDROOM TWO

11'11" x 9'6" (3.64 x 2.90)

Two double glazed windows to rear with fitted blinds. Radiator. Double wardrobes with mirrored sliding doors LED lighting.

## BEDROOM THREE

10'5" x 9'9" (3.20 x 2.98)

Two double glazed windows to front with fitted blinds. Built in double wardrobe with mirrored sliding doors. Radiator. LED lighting.

## BEDROOM FOUR

9'6" x 7'8" (2.91 x 2.36)

Double glazed window to rear with fitted blinds. Radiator. LED lighting.

## BATHROOM

10'0" x 6'5" (3.06 x 1.98)

Double glazed obscure window to front. Three piece suite

comprising bath with hand shower attachment and mains shower with screen, wash hand basin and close coupled wc. Heated towel rail. LED Lighting. Walk in airing cupboard.

### **FRONT GARDEN**

Block paved driveway parking for several vehicles. Lawn area and hedge to front. Gated access to rear garden. Block paved steps up to entrance porch.

### **DETACHED DOUBLE GARAGE**

Two up and over doors to front. Power and light. Eaves storage space. Personal door to garden.

### **REAR GARDEN**

Rear width patio with decking area extending to side and gated access. Fixed boarding over decking area. Pebbled stone area and steps up to lawn with mature trees and borders. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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**LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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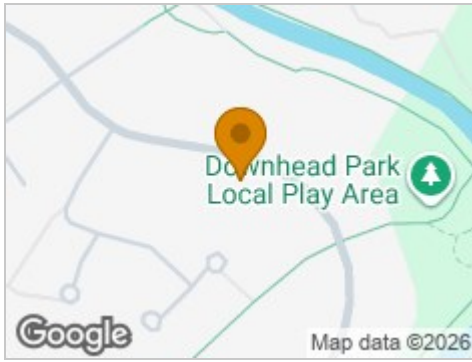
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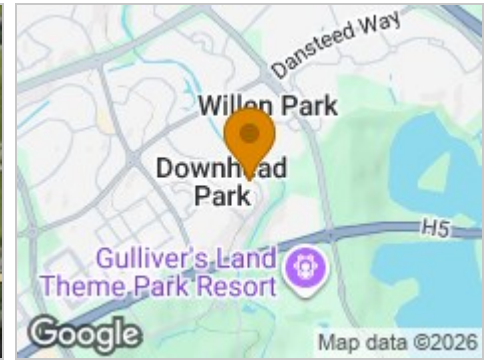
## Road Map



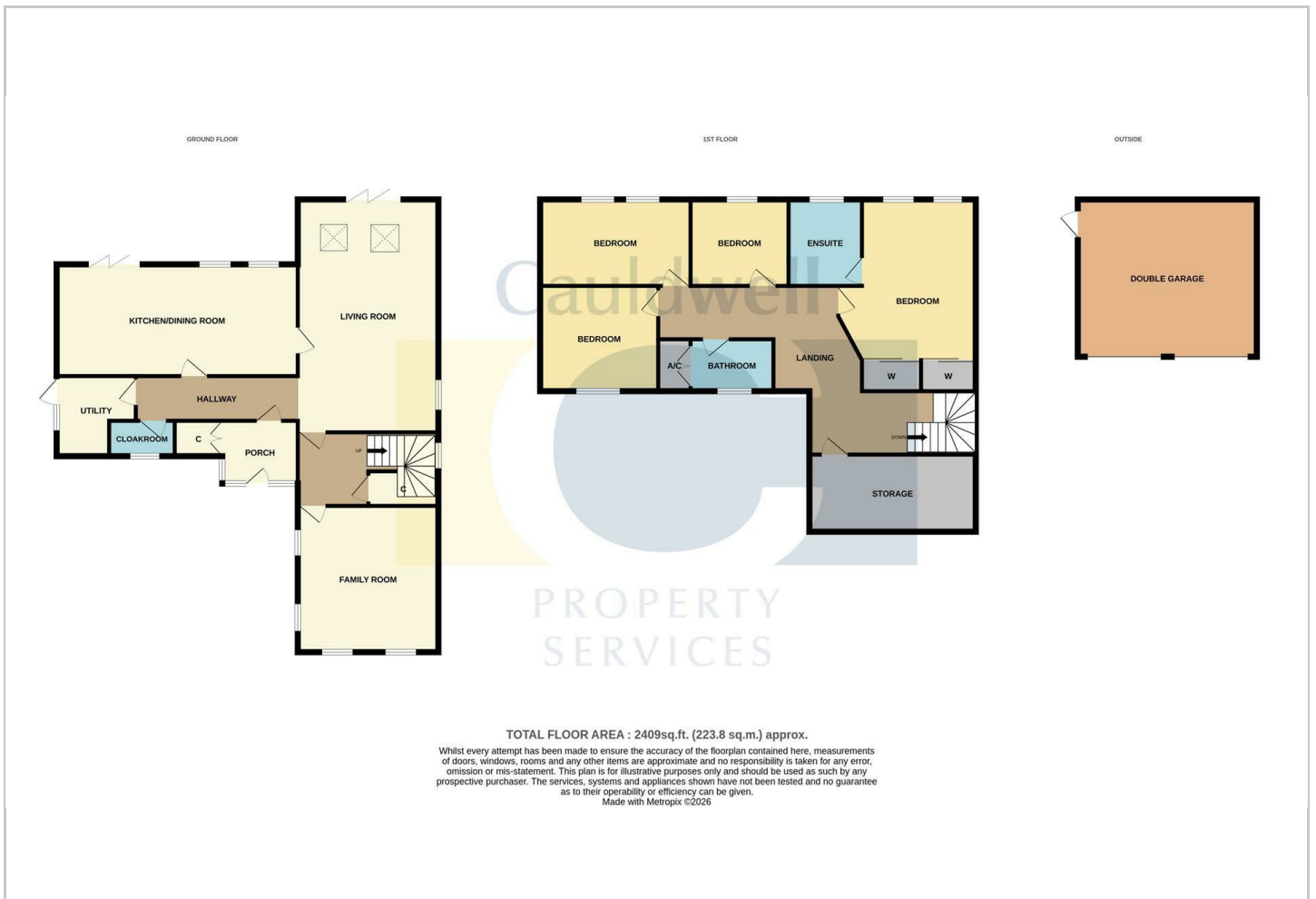
## Hybrid Map



## Terrain Map



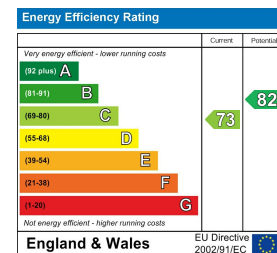
## Floor Plan



## 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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