Cauldwell

PROPERTY SERVICES

# 34 Pembroke Lane, Milton Keynes, MK8 1AD

## Offers In The Region Of £600,000

CAULDWELL are delighted to offer for sale this truly handsome five-bedroom detached family home, built by the highly regarded Cala Homes and situated within the sought-after Whitehouse development. Tastefully improved and beautifully maintained by the current owners, the property is presented in excellent decorative order throughout.

Arranged over three well-proportioned floors, the accommodation comprises a welcoming entrance hall, generous downstairs cloakroom, bay-fronted study, spacious dual-aspect living room and an impressive 20ft kitchen/dining room. The kitchen features granite work surfaces and splashbacks together with a range of integrated Bosch appliances, while French doors from the dining area open directly onto the rear garden.

The first floor offers the principal bedroom with en-suite shower room and built-in wardrobes, three further bedrooms and a modern family bathroom. The second floor provides an additional generous double bedroom with built-in wardrobes and its own en-suite shower room, making it ideal for guests or older children.

Externally, the property enjoys an attractive south-facing rear garden, mainly laid to lawn with a patio seating area. Gated access leads to an oversized garage and driveway providing parking for two vehicles. Further benefits include two loft spaces, fitted blinds and a zoned heating system.

Whitehouse is a highly desirable modern development offering attractive open spaces, play areas and excellent schooling, including Whitehouse Primary School and Watling Academy. Stony Stratford is approximately 2.5 miles away, while Central Milton Keynes, with its extensive shopping, leisure facilities, restaurants, theatre and mainline railway station, is around four miles away.

**ENTRANCE HALL**
Double glazed composite door and double glazed window to front. Radiator. Stairs to first floor landing. Coat and shoe storage cupboard internet point.

**LIVING ROOM 14'2" x 13'8" (4.32 x 4.17)**
Double glazed window to side. Double glazed doors and windows to rear. Television point. Two radiators.

**STUDY/FAMILY ROOM 12'2" x 8'9" (3.71 x 2.69)**
Double glazed window to front and double glazed bay window to side. Understairs storage cupboard. Radiator.

**KITCHEN/DINING ROOM 20'1" x 10'7" (6.14 x 3.25)**
Double glazed window to front and French doors to rear. Fitted wall and base units with Quartz worksurfaces. One and half bowl sink drainer unit. Electric oven, combi grill, five ring hob and extracxtor hood. Integral fridge freezer, dishwasher and washing machine. LED lighting.

**CLOAKROOM**
Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

**FIRST FLOOR LANDING**
Stairs from entrance hall. Stairs to second floor landing. Airing cupboard.

**BEDROOM TWO 13'8" x 14'2" max (4.17 x 4.34 max)**
Double glazed windows to front and side. Two built in wardrobes. Radiator. Door to ensuite.

**ENSUITE**
Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Shaver point.

**BEDROOM THREE 11'6" x 9'1" (3.51 x 2.77)**
Double glazed window to front. Radiator.

**BEDROOM FOUR 9'6" x 8'9" (2.92 x 2.67)**
Double glazed windows to front and side. Radiator.

**BEDROOM FIVE 8'0" x 7'2" (2.45 x 2.19)**
Double glazed window to front. Radiator.

**BATHROOM**
Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, ,wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Extractor fan.

**SECOND FLOOR LANDING**
Stairs from first floor. Storage cupboard.

**BEDROOM ONE 14'2" x 14'9" (4.34 x 4.52)**
Double glazed window to front and rear. Built in wardrobe. Access to loft. Radiator. Door to ensuite.

**ENSUITE**
Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan.

**FRONT GARDEN**
Small garden area with wrap around to side.

**GARAGE AND DRIVEWAY**
To side.. Up and over door to front.

**REAR GARDEN**
Laid to lawn with patio area. Part walled. Gated access to driveway. Outside 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.

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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

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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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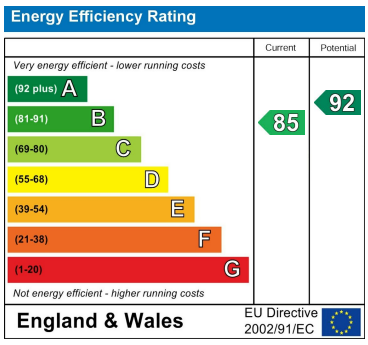
## Area Map

## Energy Efficiency Graph

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