



# Cauldwell

PROPERTY SERVICES



**15 Illingworth Place**  
Oldbrook, Milton Keynes, MK6 2QX

**£525,000**



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## ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to living room. Kitchen and cloakroom. Door to bedroom five (garage conversion) Double panelled radiator. Coving to skimmed ceiling Understairs storage area.

## CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side.

## KITCHEN/BREAKFAST ROOM

16'3" x 10'2" (4.96 x 3.10)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and separate drinking water tap. Built in oven, five ring hob and extractor hood. Built in dishwasher. Splash back tiling. Radiator. Door to dining room, utility room and under stairs storage cupboard.

## DINING ROOM

13'6" x 11'0" (4.12 x 3.36)

Double glazed window to rear. Sliding double glazed door to conservatory. Coving to skimmed ceiling. Double internal doors to living room.

## CONSERVATORY

22'11" x 12'1" (6.99 x 3.70)

'P' shaped brick and UPVC double glazed construction. Double glazed door to garden. Power and light.

## LIVING ROOM

15'7" x 17'0" (4.76 x 5.20)

Fireplace and surround. Double glazed window to front. Two double panelled radiators. Double glazed French doors to conservatory.

## BEDROOM FIVE

13'0" x 8'2" (3.98 x 2.49)

Double glazed window to front. Radiator. Three door

wardrobe with sliding doors giving concealed access to ensuite.

## ENSUITE

Three piece suite comprising double tiled shower cubicle. Low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Tiled walls.

## UTILITY ROOM

8'0" x 8'2" (2.44 x 2.50)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Plumbing for washing machine and space for dryer. Radiator. Double glazed window to rear. Door to garden. Internal door to additional storage area and garage.

## FIRST FLOOR LANDING

Doors to all upstairs rooms. Double glazed window to side. Access to loft with pull down ladder.

## BEDROOM ONE

9'4" x 12'4" (2.87 x 3.76)

Double glazed window to front and side. Radiator. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin with cupboard surround. Frosted double glazed window to side. Shaver point. Extractor.

## BEDROOM TWO

10'7" x 10'7" (3.24 x 3.24)

Fitted wardrobe with sliding double doors. Double glazed window to rear and side. Radiator.

## BEDROOM THREE

12'2" x 7'11" (3.73 x 2.43)

Double glazed window to front. Radiator. Built in cupboard.

## BEDROOM FOUR

11'2" x 7'5" (3.41 x 2.27)

Double glazed window to rear. Radiator.

## FAMILY BATHROOM

Three piece suite comprising of a panelled bath with shower over. Low level WC. Wash hand basin with mixer tap and cupboard surround. Tiled walls and floor. Heated towel rail. Frosted double glazed window to the side. Skimmed ceiling with inset lighting.

## REAR GARDEN

Enclosed and laid to lawn with patio area. wooden fence surround and gated side access.

## FRONT GARDEN

Laid to lawn. Block paved driveway.

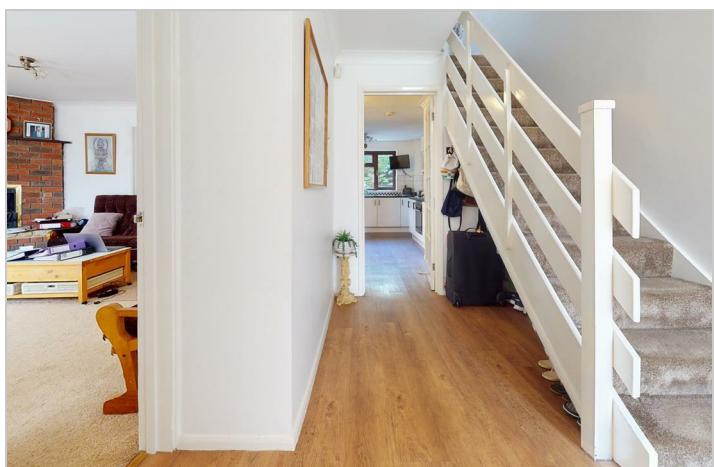
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quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

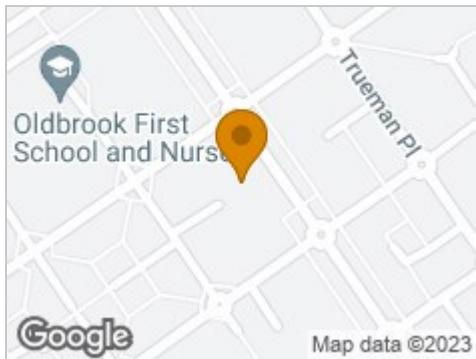
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## Road Map



## Hybrid Map



## Terrain Map



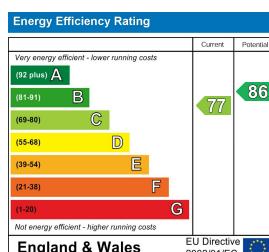
## Floor Plan



## Viewing

Please contact our Cauldwell Property Services LTD 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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