



# Cauldwell

PROPERTY SERVICES



## 22 Bluebell Gardens, Milton Keynes, MK10 7EE

**£465,000**

CAULDWELL are delighted to be appointed sole agents of this beautiful FOUR BEDROOM family home, extensively upgraded and improved both inside and out by the current owners and situated in an extremely sought after location close to all major amenities, schools, shops, M1 motorway junction and just a 5 minute drive to central MK and the mainline train station.

The property offers a versatile and easy layout to enjoy, starting with the entrance hall that has fitted storage which leads to the cloakroom and also into the open plan kitchen dining & family room that has large patio doors opening out to the rear. The stylish kitchen has a wealth of storage space and high end integrated appliances, light and airy living room. On the first floor, there are three well proportioned bedrooms and a family bathroom. On the second floor, a generous size principal bedroom with dressing area and a four piece en-suite.

Outside there is an attractive enclosed rear garden with access to the parking and a part converted garage. Energy rating tbc. Council tax band tbc.

## **ENTRANCE HALL**

Stairs to first floor. Understairs storage area. Door to cloakroom and cloaks cupboard. Radiator. Amtico flooring. Skimmed ceiling with inset lighting. Door to living room and kitchen/diner.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor. Amtico flooring.

## **LIVING ROOM 15'9" x 9'10" (4.82 x 3.00)**

Dual aspect room with two double glazed windows to side. Double glazed window to front. Skimmed ceiling. Two radiators.

## **KITCHEN BREAKFAST ROOM 16'2" x 8'9" (4.95 x 2.69)**

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and Franke mixer tap. Built in double oven, five ring induction hob and feature extractor hood. Built in washing machine and dishwasher. Space for tumble dryer and American style fridge freezer. Under unit light and kick board lighting. Double glazed window to side. Radiator. Amtico flooring. Opening to family room.

## **FAMILY ROOM 15'1" x 8'10" (4.62 x 2.70)**

Brick built UPVC double glazed construction. Triple aspect double glazed windows. Glazed roof. Skimmed part ceiling with inset lighting. Sliding double glazed doors to ear. Amtico flooring. Power and lighting. Two feature radiators. Fitted blinds.

## **FIRST FLOOR LANDING**

Doors to bedrooms and bathroom. Double glazed window to front. Radiator. Skimmed ceiling.

## **BEDROOM TWO 10'3" x 9'1" (3.13 x 2.78)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 9'9" x 9'3" (2.98 x 2.84)**

Double glazed window to front and side. Radiator. Skimmed ceiling.

## **BEDROOM FOUR 10'3" x 6'4" (3.14 x 1.94)**

Double glazed window to side. Skimmed ceiling. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with mixer tap and splash back tiling. Shaver point. Extractor. Skimmed ceiling. Radiator. Tiled flooring and part tiled walls.

## **SECOND FLOOR LANDING**

## **BEDROOM ONE 14'5" x 13'4" (4.40 x 4.07)**

Into restricted head height  
Double glazed window to front and double glazed sky light to rear. Skimmed ceiling. Double panelled radiator. Opening to dressing area.

## **DRESSING ROOM 7'8" x 13'3" (2.36 x 4.06)**

Double glazed sky light to rear. Fitted wardrobes. Access to loft. Double panelled radiator. Airing cupboard housing water tank. Door to ensuite.

## **ENSUITE**

Four piece suite comprising panelled bath, tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. Double panelled radiator. Tiled flooring. Frosted double glazed window to front.

## **OUTSIDE**

Block paved driveway and two further allocated parking spaces.

## **OFFICE / GARAGE CONVERSION 10'0" x 7'8" (3.05 x 2.34)**

Double glazed window to front. Skimmed ceiling with inset lighting. Wall mounted heater,

## **PART GARAGE CONVERSION**

Up and over door. Power and light.

## **REAR GARDEN**

Enclosed and laid mainly to artificial lawn with patio area. Brick and wooden fence surround. Raised flower beds. Gated side access.

## **FRONT GARADEN**

Laid to artificial lawn with hedge surround. Path to front door with storm porch over. Outside tap and lighting.

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. **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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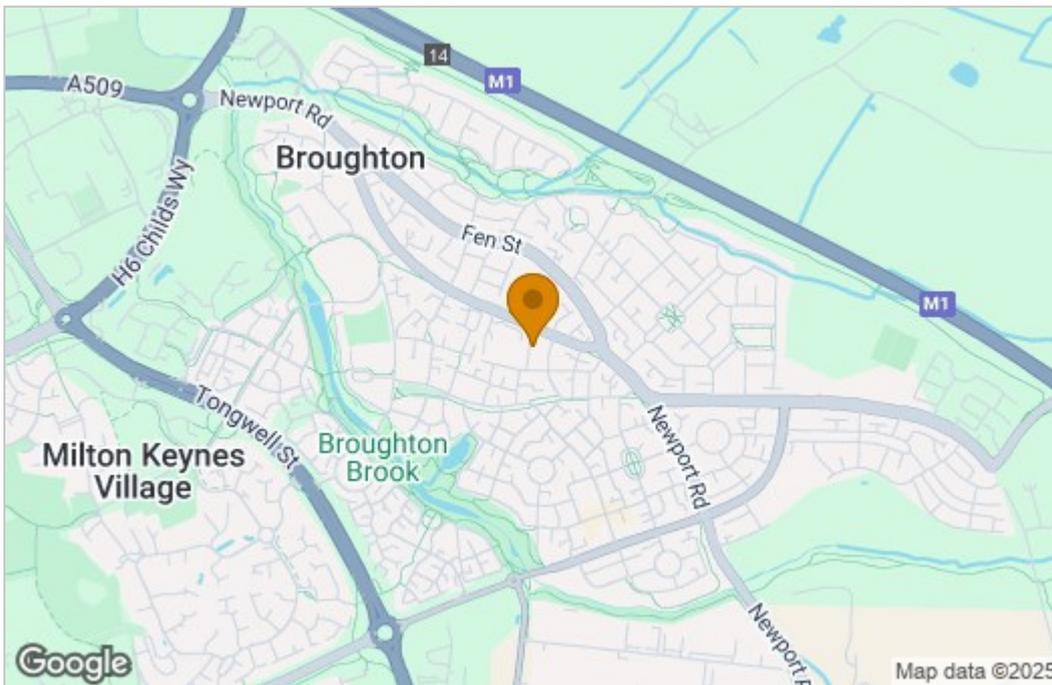
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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