Cauldwell

PROPERTY SERVICES

89 Studley Knapp, Milton Keynes, MK7 7NF

£750,000

CAULDWELL are delighted to offer for sale this stunning five-bedroom detached self-built family home, pleasantly situated within the highly sought-after Walnut Tree area of Milton Keynes.

Immaculately presented throughout, this impressive individual home offers spacious and versatile accommodation complemented by beautifully maintained front and rear gardens, a substantial block-paved driveway and a double garage with electric doors.

The ground floor accommodation begins with a welcoming entrance hall and includes a generous kitchen/breakfast room, separate dining room, useful utility room and downstairs cloakroom. The impressive dual-aspect living room provides an excellent main reception space, while the adjoining insulated sunroom/conservatory offers a further comfortable living area overlooking the rear garden.

To the first floor, a spacious landing provides access to five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, with the guest bedroom also enjoying an en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the property continues to impress. To the front is an attractive landscaped garden together with a substantial block-paved driveway providing ample off-road parking and access to the double garage, which

ENTRANCE HALL
Stairs to first floor. Tiled flooring. Radiator. Frosted double glazed window to front. Coving to textured ceiling with inset lighting. Door to living room, cloakroom and kitchen/dining room. Cloak cupboard.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Tiled flooring. Frosted double glazed window to side. Coving to skimmed ceiling. Inset lighting. Radiator.

KITCHEN/DINING ROOM 11'9" x 18'0" (3.59 x 5.51)
Dual aspect fitted with a range of wall and base units with worksurface incorporating one and half bowl sink drainer and mixer tap. Space for range cooker with extractor hood. Built in dishwasher. Built in under counter fridge. Two double glazed windows to rear. Double glazed windows to side. Radiator. Understairs storage cupboard. Door to dining room and utility room. Skimmed ceiling. Inset lighting. Breakfast bar. Tiled flooring. Under unit lighting.

UTILITY ROOM 5'10" x 11'10" (1.78 x 3.61)
Fitted with a range of base units with straight edge worksurface incorporating sink drainer. Wall mounted boiler. Space for fridge freezer and tumble dryer. Radiator. Tiled flooring. Wall mounted boiler. Double glazed door to garden.

DINING ROOM 13'0" x 12'7" (3.97 x 3.86)
Double glazed bay window to rear. Coving to textured ceiling. Radiator. Door to living room

LIVING ROOM 20'5" x 12'8" (6.24 x 3.87)
Feature fireplace and surround. Double glazed bay window to front. Double glazed French doors with windows either side. Cornice to skimmed ceiling. Radiator. Door to sun room.

SUN ROOM 14'7" x 11'10" (4.46 x 3.61)
Double glazed French doors to rear garden. Radiator. Power and light. Double glazed construction with insulated room.

ADDITIONAL SUN ROOM 6'3" x 12'5" (1.93 x 3.79)
Glazed construction with insulated roof. Fireplace.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Coving to textured ceiling with inset lighting. Radiator. Double glazed window to front. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE 10'0" x 18'3" (3.07 x 5.58)
Dual aspect with double glazed window to front and side. Double door built in cupboard. Door to ensuite. Coving to textured ceiling. Radiator.

ENSUITE
Fourpiece suite comprising double tiled shower cubicle with wall mounted shower, his and her wash basins in vanity surround, low level wc, Heated towel rail. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO 15'7" x 10'11" (4.76 x 3.35)
Three door built in cupboard. Two double glazed windows to rear. Coving to textured ceiling. Door to ensuite.

ENSUITE
Four piece suite comprising shower cubicle with wall mounted shower, low level wc, jacuzzi style bath with mixer tap and wash hand basin in vanity surorund. Frosted double glazed window to rear. Textured ceiling. Inset lighting. Tiled flooring.

BEDROOM THREE 10'11" x 10'5" (3.33 x 3.19)
Double door built in cupboard. Coving to textured ceiling. Double glazed window to rear. Radiator.

BEDROOM FOUR 12'8" x 7'2" (3.87 x 2.189)
Double glazed window to front. Radiator. Coving to textured ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to side. Shaver point. Extractor. Coving to textured ceiling.

BEDROOM FIVE 13'3" x 7'8" (4.04 x 2.36)
Double glazed window to side. Radiator. Coving to textured ceiling. Built in cupboard.

REAR GARDEN
Secluded rear garden, laid mainly to lawn with patio,shingle and decking area. Mature tree, flower and shrub borders. Wooden fence surround. Gated side access. Outside lighting and tap.

FRONT GARDEN
Flower bed and shingle area. Outside lighting. Substantial block paved driveway.

DOUBLE GARAGE
Single electric up and over door. Power and lighting. Two frosted double glazed windows to side.

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

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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.

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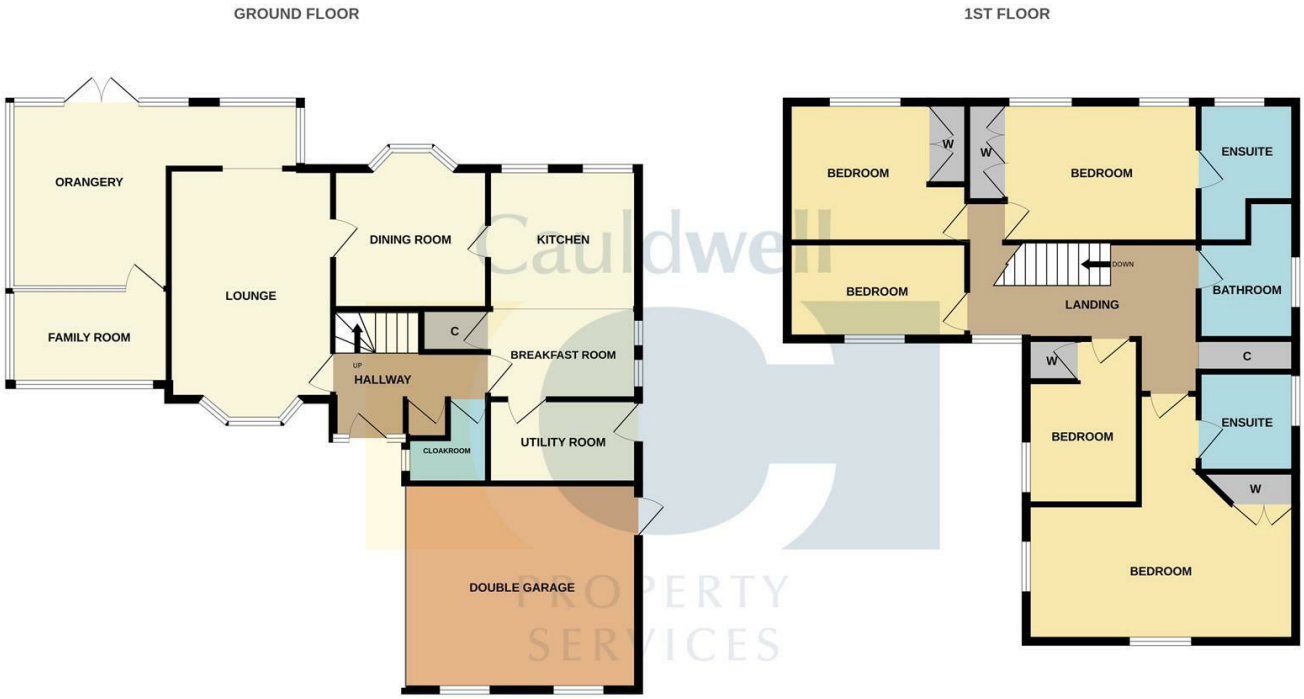
Floor Plan



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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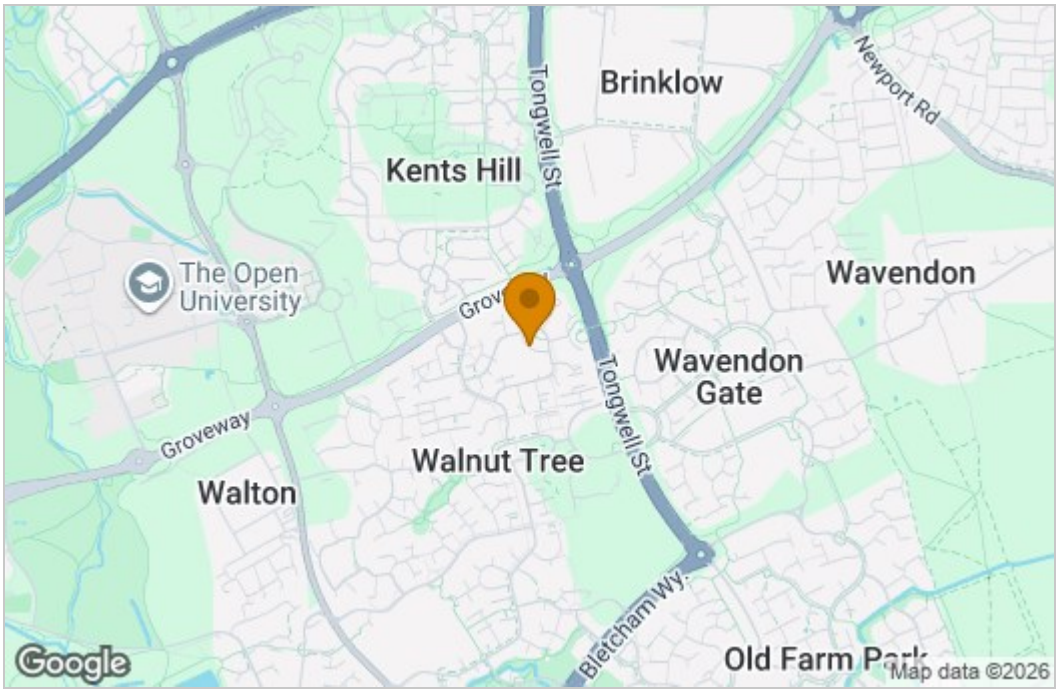
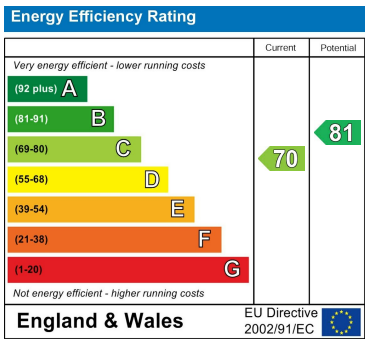
Area Map



Energy Efficiency Graph



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