



# Cauldwell

PROPERTY SERVICES



## 41 Craddocks Close

Bradwell, Milton Keynes, MK13 9DX

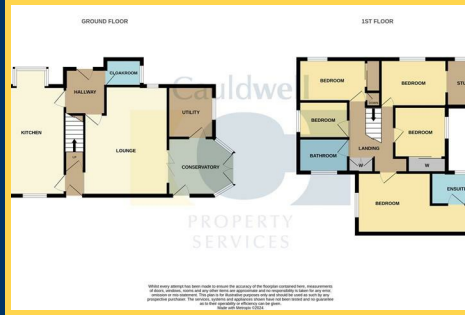
£499,950



# 41 Craddocks Close

Bradwell, Milton Keynes, MK13 9DX

£499,950



## ENTRANCE HALL

Door to front. Stairs to first floor landing. Telephone and internet point. Radiator

## CLOAKROOM

Double glazed obscure window to side. Re-fitted suite comprising wash hand basin and close coupled wc. Extractor fan.

## LIVING ROOM

21'5" x 13'4" (6.55 x 4.07 )

Double glazed window to front. Double glazed bi folding doors to side. Horizontal radiator and vertical radiator. Television point. Door to rear lobby.

## GARDEN ROOM

11'8" x 10'11" (3.58 x 3.33)

Double glazed windows and French doors to side. Radiator. Door to utility room. Door to integral garage.

## UTILITY ROOM

9'5" x 8'2" (2.88 x 2.49)

Double glazed window to side. Fitted with a range of wall and base units with worksurfaces and sink drainer unit. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Built in storage cupboard.

## INTEGRAL GARAGE

22'8" x 11'6" (6.91 x 3.52)

Electric roller door. Double glazed window. Door to rear garden.

## KITCHEN/DINING ROOM

23'2" x 11'2" max into bay (7.08 x 3.42 max into bay)

Double glazed bay window to front Double glazed window to rear. Fitted with a range of wall and base units with Quartz worksurfaces. Sink drainer unit and mixer tap. Electric oven, five ring gas hob and extractor hood. Space for American style fridge freezer. Integral dishwasher. Fitted water softener. Two radiators. Tiled flooring. Door to entrance hall and rear lobby.

## REAR LOBBY

Double glazed door to rear. Understairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from entrance hall. Airing cupboard housing combination boiler and Mega flow system. Access to part boarded loft space.

## BEDROOM ONE

21'10" x 11'6" max (6.66 x 3.51 max)

Double glazed windows to both sides. Two radiators. Door to ensuite.

## ENSUITE

Double glazed obscure window to front aspect. Three piece suite comprising walk in shower cubicle with mains shower and glass screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Lit mirror. Shaver point. Tiled walls and flooring. Extractor fan.

## BEDROOM TWO

22'5" x 10'2" max (6.84 x 3.10 max)

Currently separated into two usable spaces. Two double glazed windows to front Fitted velux window. Two radiators.

## BEDROOM THREE

12'6" x 8'1" (3.83 x 2.48)

Double glazed window to front. Radiator. Built in wardrobes. Overstairs storage cupboard.

## BEDROOM FOUR

9'0" x 10'5" (2.75 x 3.18 )

Double glazed window to side. Radiator. Built in wardrobes.

## BEDROOM FIVE

8'3" x 6'7" (2.53 x 2.01)

Double glazed box bay window to side. Radiator.

## BATHROOM

Double glazed obscure window to rear. Four piece suite

Tel: 01908 304480



comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc with recess cistern. Fitted cabinet. Heated towel rail. Extractor fan.

### FRONT GARDEN

Block paved driveway parking for two vehicles leading to garage.

### REAR GARDEN

Rear width patio area and steps up to secondary shingle stone area, further steps to lawn area and retaining wall. Timber summer house. Flower beds and borders. Outside power. Gated access to driveway. Outside tap.

### AGENTS NOTE

In 2019 the seller had some investigation into some internal cracking that was caused by the removal of trees. An insurance claim was made the cracking was monitored and rectified after the monitoring period. The seller has no experienced any further issues as a result.

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**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.

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



Road Map



Hybrid Map



Terrain Map



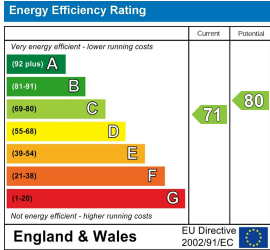
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.