Cauldwell

PROPERTY SERVICES

10 Hillbeck Grove, Milton Keynes, MK10 9JJ

£425,000

Offered to the market with no onward chain, this spacious and versatile four double bedroom family home is arranged over three floors and occupies a pleasant position within a small cul-de-sac in the highly sought-after Middleton area of Milton Keynes. Renowned for its excellent schooling, abundance of parkland and green spaces, and convenient access to both Milton Keynes city centre and the mainline railway station, Middleton remains one of the city's most desirable residential locations.

The accommodation is well proportioned throughout, with four genuine double bedrooms arranged across the upper two floors. The principal bedroom benefits from an en-suite shower room, whilst the second bedroom enjoys the luxury of a walk-in wardrobe. A fitted family bathroom serves the remaining bedrooms.

The ground floor is centred around a welcoming entrance hall, providing access to a bright dual-aspect living room and a spacious dual-aspect kitchen/dining room, creating an excellent space for both family life and entertaining. The kitchen further benefits from access to a separate utility room, whilst a ground floor cloakroom completes the accommodation.

Externally, the property enjoys a generous rear garden with direct access into the garage. Positioned to the rear of the property, the garage is complemented by driveway parking and benefits from a fitted EV charging point, providing a practical and future-ready feature for modern living.

ENTRANCE HALL
Composite double glazed door to front. Radiator. Stairs to first floor landing. Engineered oak flooring.

KITCHEN/DINING ROOM 17'0" x 9'10" max (5.20 x 3.00 max)
Double glaazed windows to front and rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer and mixer tap with water softener. Electric oven, grill. four ring hob and extractor hood. Integral dishwasher. Under cupboard lighting. Radiator. Tiled flooring. Arch to utility room.

UTILITY ROOM 5'9" x 5'7" (1.77 x 1.72)
Base unit with worksurfaces. Double glazed door to rear. Space for fridge freezer. Plumbing for washing machine. Wall mounted central heating boiler.

LIVING ROOM 16'11" x 10'3" (5.18 x 3.13)
Double glazed window to front. Double glazed patio doors to rear. Radiator. Television and internet point. Engineered oak flooring.

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Engineered oak flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to rear. Radiator. Stairs to second floor landing. Airing cupboard. Engineered oak flooring.

BEDROOM ONE 10'5" x 10'0" (3.19 x 3.06)
Double glazed window to front. Radiator. Television point. Built in double wardrobe. Door to ensuite. Engineered oak flooring.

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

BEDROOM TWO 10'0" x 10'6" (3.06 x 3.22)
Double glazed window to front. Radiator. Engineered oak flooring. Walk in wardrobe. Double glazed window to front.

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. Heated towel rail. Extractor fan. Tiled walls.

SECOND FLOOR LANDING
Stairs from first floor landing. Double glazed sky light window to rear. Engineered oak flooring.

BEDROOM THREE 11'4" x 10'7" (3.46 x 3.23)
Double glazed window to front. Radiator. Access to loft space. Some restricted head height. Engineered oak flooring.

BEDROOM FOUR 10'0" x 11'4" (3.05 x 3.47)
Double glazed window to front. Radiator. Engineered oak flooring.

FRONT GARDEN
Small hedging flower beds. Gated access to rear garden.

REAR GARDEN
Laid to lawn with rear width patio area with mature hedging to both sides. Timber shed and composite shed. Gated access to front. Outside tap. Door to garage.

GARAGE
Up and over door to front. Door to garden. Power and light. Driveway parking to front of garage with EV charge point.

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.

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.

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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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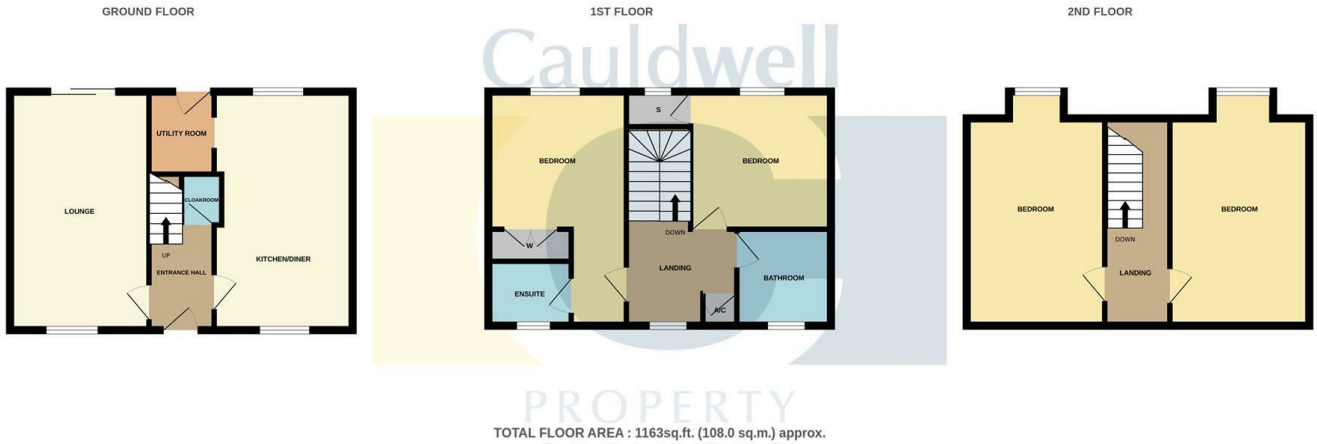
Floor Plan



TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

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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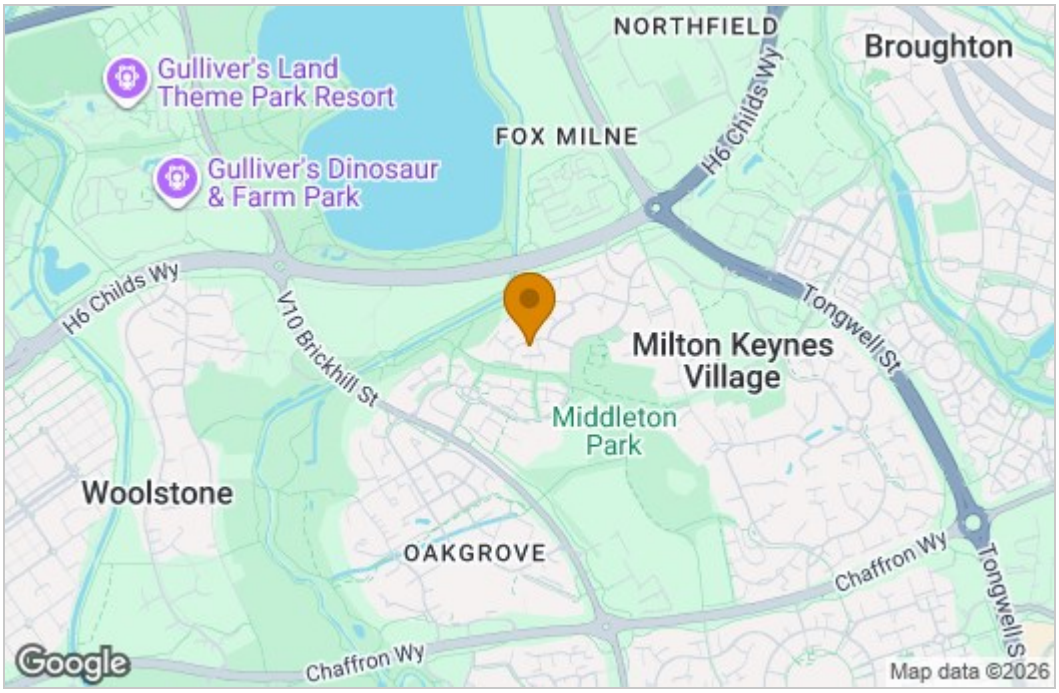
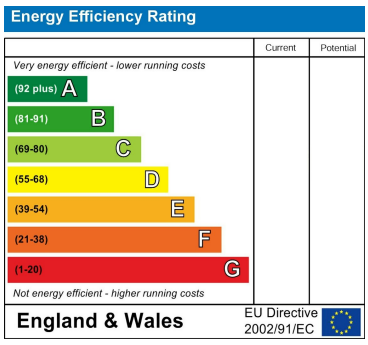
Area Map



Energy Efficiency Graph



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