



# Cauldwell

PROPERTY SERVICES



## 30 Cobb Hall Road, Newton Longville, MK17 0DW

**£335,000**

Nestled in a quiet cul-de-sac position in Newton Longville, Milton Keynes, this beautifully presented three-bedroom semi-detached home is ready to move straight into and comes to the market with no onward chain.

Freshly decorated and fitted with new carpets throughout, the property offers a welcoming and comfortable feel. The first floor features three well-proportioned bedrooms alongside a modern, stylish shower room.

On the ground floor, the entrance hall provides access to a convenient cloakroom and leads into a generous living room, perfect for relaxing or entertaining. A formal dining room sits adjacent to the contemporary, refitted kitchen, which also benefits from a side door opening into a covered passageway and storage area.

Externally, the home boasts a mature, private rear garden – a true highlight – with an additional smaller garden to the opposite side. Parking is conveniently located to the side of the row of properties, with ample on-road parking available.

This desirable location offers excellent connectivity, being just a five-minute drive from the mainline train station, within walking distance of the sought-after village school, and providing easy access to neighbouring towns and amenities.

## **ENTRANCE HALL**

UPVC double glazed door to rear. Stairs to first floor landing. Radiator. Storage cupboard.

## **LIVING ROOM 14'5" x 11'5" (4.40 x 3.49)**

Double glazed patio doors to rear. Radiator. Television point.

## **DINING ROOM 8'10" x 8'6" (2.71 x 2.60)**

Double glazed window to front Radiator. Storage cupboard. Arch to kitchen.

## **KITCHEN 8'7" x 13'1" (2.64 x 4.01)**

Double glazed window to front. Fitted with a modern range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, four ring hob, splash back and extractor hood. Plumbing for washing machine and space for tumble dryer. Space for fridge freezer. Radiator Double glazed door to side. Wall mounted combination boiler.

## **COVERED SIDE AREA**

Door to front and rear. Brick storage shed.

## **CLOAKROOM**

Double glazed obscure window to rear. Two piece suite comprising low level wc and wash hand basin. F

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Radiator Access to part boarded loft space. Three built in storage cupboards.

## **BEDROOM ONE 12'11" x 8'9" (3.95 x 2.67 )**

Double glazed window to rear. Radiator.

## **BEDROOM TWO 13'4" x 8'9" (4.07 x 2.69)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 8'8" x 7'11" (2.65 x 2.42)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Double glazed obscure window to front. Wet room comprising walk in shower area with mains shower. wash hand basin and low level wc. Heated towel rail. Wall mounted cabinet. Extractor fan. Wet room flooring;

## **FRONT GARDEN**

Paved with shingle stone and flower beds.

## **REAR GARDEN**

South aspect and laid to lawn with rear width patio area with mature beds, borders and trees. Timber storage shed.

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

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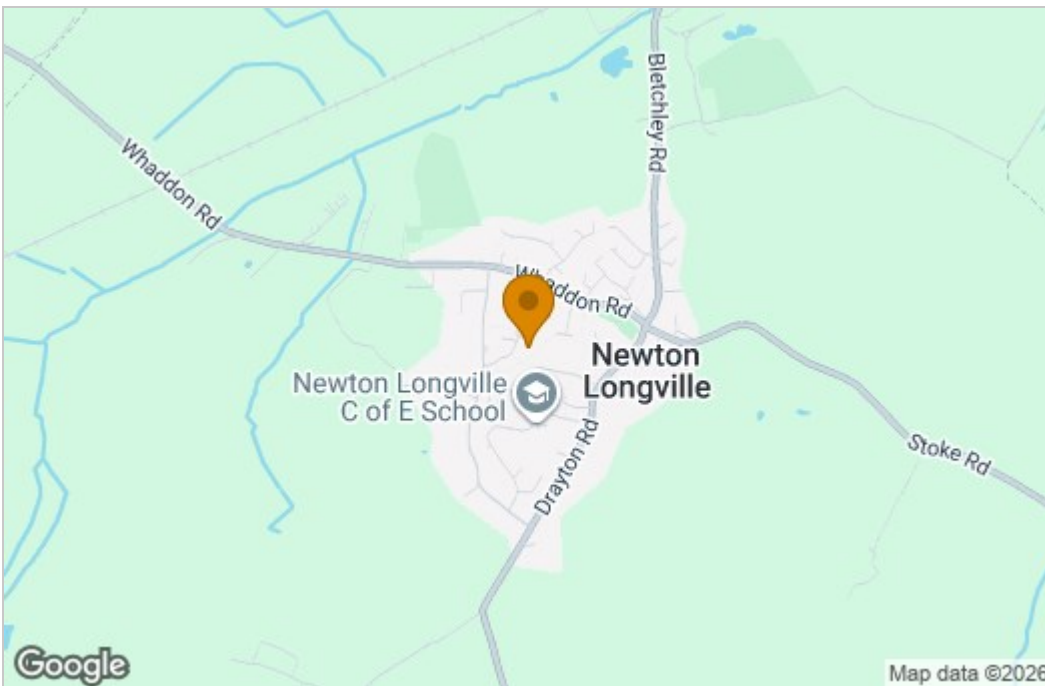
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# Floor Plan

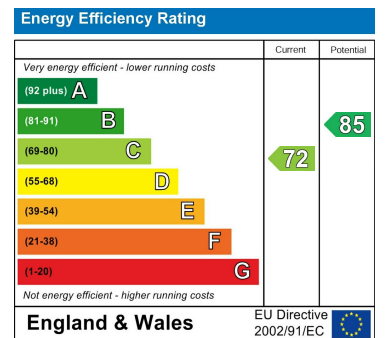


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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