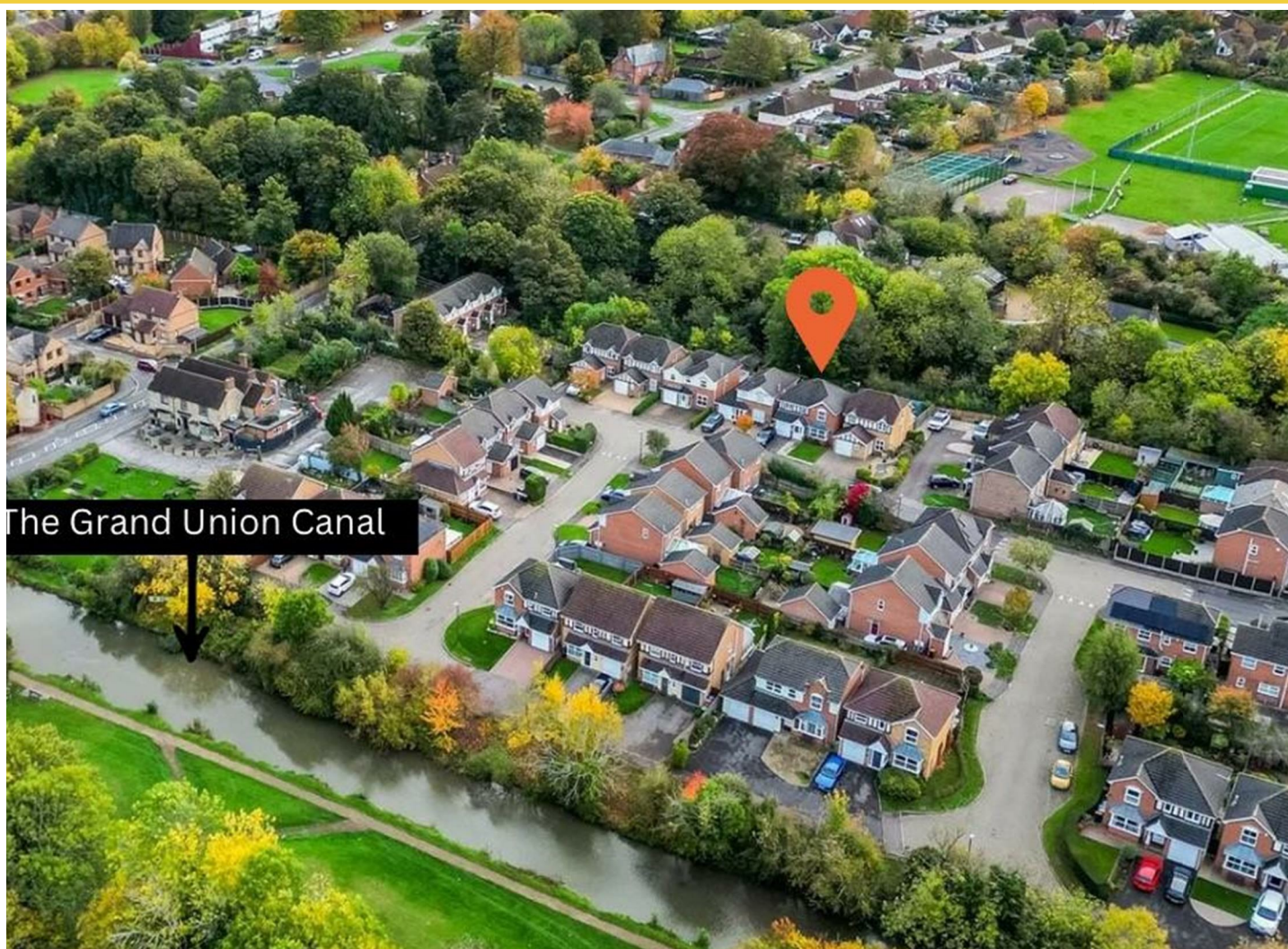




Cauldwell

PROPERTY SERVICES



28 Nightingale Crescent, Milton Keynes, MK13 7UE

Offers Over £510,000

Cauldwell are delighted to offer for sale this stunning four-bedroom detached family home, situated within the sought-after Bradville area of Milton Keynes. This beautifully presented residence has been updated to a high standard throughout and offers generous living accommodation, making it an ideal purchase for a growing family.

The property briefly comprises an entrance porch leading to a welcoming entrance hall, a bright and spacious living room with a feature bay window, and a stylish open-plan kitchen/dining room fitted with a high-specification, refitted kitchen. A conservatory with an insulated roof provides additional versatile living space, while a refitted utility room and a refitted downstairs cloakroom complete the ground floor.

On the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en suite shower room, and a modern refitted family bathroom.

Externally, the home boasts a beautifully landscaped rear garden with artificial lawn for low maintenance living, along with a larger than average garage with an electric door and a double-width driveway providing ample parking.

This superb home truly is ready to move into and should be viewed to fully appreciate the quality and presentation on offer.

ENTRANCE

Entrance through front door into entrance porch. Door through to entrance hall. Frosted double glazed window to the front and side. Stairs leading to first floor. Radiator. Coving to a skimmed ceiling with inset lighting. Door to living room.

LIVING ROOM 15'9" x 12'0" (4.81 x 3.66)

Measured into a double glazed bay window to the front. Coving to a skimmed ceiling with inset lighting. Double glazed window to the side. Under stair storage cupboard. Opening through to kitchen dining room.

KITCHEN DINING ROOM 20'5" x 9'2" (6.23 x 2.80)

Refitted kitchen fitted with a range of soft close wall and base units. Straight edge work surface incorporating sink and drainer with mixer tap. Built in double oven, four ring induction hob, splash back and feature extractor. Splash back tiles, plumbing for dishwasher, space for fridge freezer. Feature radiator. Skimmed ceiling with inset lighting. Double glazed French doors leading through to conservatory. Double glazed window to the rear. Door through to utility room.

CONSERVATORY 9'5" x 9'9" (2.88 x 2.98)

UPVC double glazed construction. Double glazed door leading to the garden. Wall mounted heater. Insulated roof.

UTILITY ROOM

Wall units. Straight edge work surface. Plumbing for washing machine, and space for tumble dryer. Radiator. Double glazed door to the garden. Wall mounted boiler. Splash back tiles. Skimmed ceiling, inset lighting. Door to cloakroom.

CLOAKROOM

Refitted two piece suite. Low level wc, wash hand basin with mixer tap with cupboard surround and splash back tile. Frosted double glazed window to the rear. Skimmed ceiling with inset lighting.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Loft access.

BEDROOM ONE 13'3" x 11'3" (4.06 x 3.43)

Double glazed window to the front. Radiator. Built in cupboard. Door to ensuite.

ENSUITE

Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with cupboard surround. Radiator. Frosted double glazed window to the front. Skimmed ceiling with inset lighting.

BEDROOM TWO 13'5" x 8'9" (4.09 x 2.67)

Double glazed window to the front. Double glazed window to the side. Radiator.

BEDROOM THREE 11'7" x 9'4" (3.54 x 2.86)

Double glazed window to the rear. Radiator.

BEDROOM FOUR 8'9" x 8'10" (2.67 x 2.71)

L shaped. Double glazed window to the front. Radiator.

FAMILY BATHROOM

Refitted three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and cupboard surround. Frosted double glazed window to the front. Skimmed ceiling with inset lighting. Extractor. Chrome towel rail. Tiled walls and tiled floor.

REAR GARDEN

Enclosed rear garden laid mainly to artificial lawn. Patio area. Wooden fence surround. Outside tap and gated side access.

FRONT GARDEN

Laid to lawn. Double width driveway leading to single garage.

GARAGE

Electric roller door. Power and light.

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.

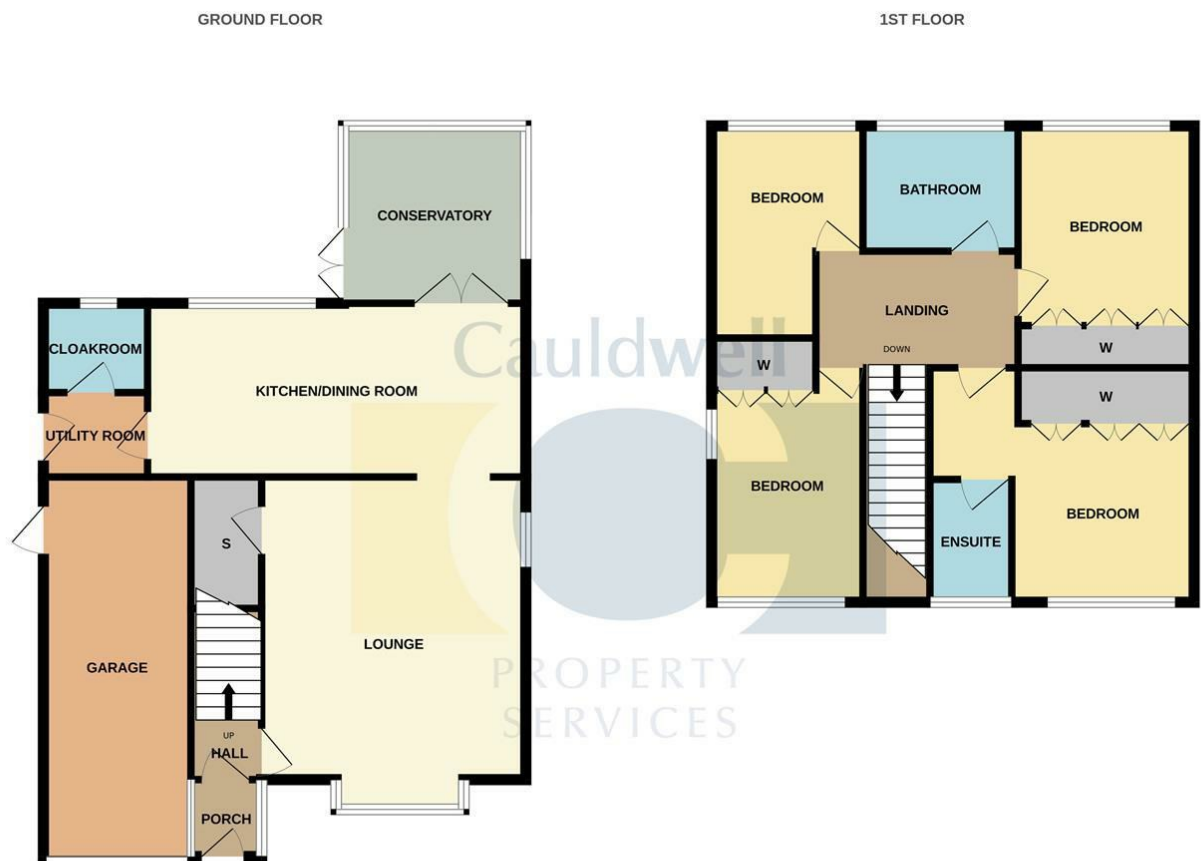
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your

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

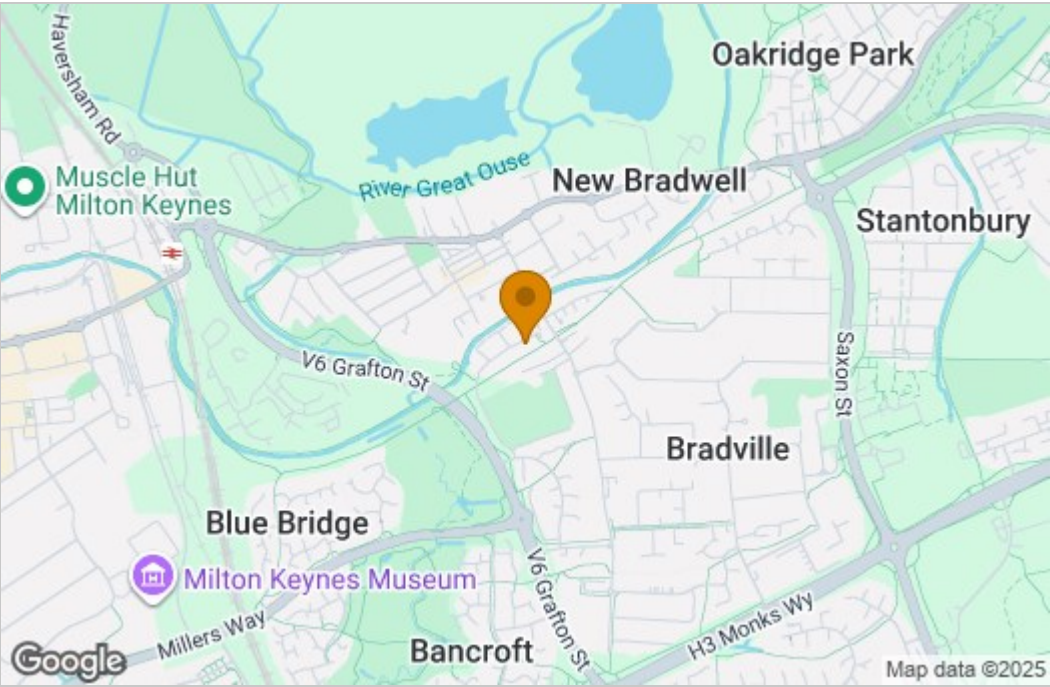
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

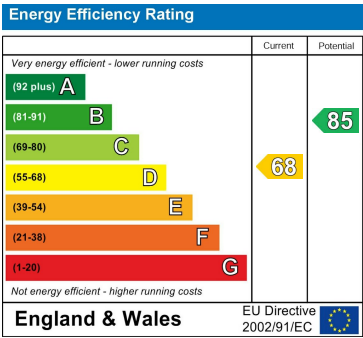


TOTAL FLOOR AREA : 1087sq.ft. (101.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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