



# Cauldwell

PROPERTY SERVICES



## 30 The Nortons, Milton Keynes, MK7 8HQ

**£600,000**

Situated in the sought-after location of Caldecotte, just a short five-minute walk from the picturesque Caldecotte Lake, this double-fronted detached family home offers an ideal blend of space, comfort, and style and is offered to the market with no onward chain.

Having been recently redecorated and recarpeted throughout, the property is presented in excellent condition and ready for immediate occupation.

The ground floor welcomes you with a spacious central entrance hall providing access to a formal study, cloakroom, and a well-appointed kitchen/breakfast room. The front-facing living room offers a bright and inviting space, connecting seamlessly to the dining room, which in turn links back into the kitchen—creating a natural flow perfect for family living and entertaining. A useful utility room completes the ground floor accommodation.

Upstairs, there are four generously sized bedrooms, including two impressive doubles. The main bedroom features a refitted en-suite shower room, while the family bathroom has also been upgraded with a modern, stylish suite, ensuring both comfort and luxury.

## **ENTRANCE HALL**

Double glazed door to front. Radiator. Stairs to first floor. Storage cupboard.

## **LIVING ROOM 14'4" x 10'7" (4.39 x 3.24)**

Two double glazed windows to front. Radiator. Gas fireplace. Television point. Arch to dining room.

## **DINING ROOM 10'8" x 10'3" (3.27 x 3.13)**

Double glazed French doors to rear. Radiator. Door to kitchen/breakfast room.

## **KITCHEN/BREAKFAST ROOM 14'1" x 9'0" (4.30 x 2.75)**

Two double glazed windows to rear. Fitted wall and base units with worksurfaces. LED Lighting. Electric oven and grill with four ring hob and extractor hood over. One and half bowl sink drainer unit. Plumbing for dishwasher. Space for fridge freezer. Radiator. Breakfast bar.

## **UTILITY ROOM**

Double glazed door to side. Fitted wall and base units with worksurfaces. Fitted shelving. Sink drainer unit. Wall mounted central heating boiler.

## **STUDY 8'5" x 5'10" (2.58 x 1.79)**

Two double glazed windows to front. Radiator.

## **CLOAKROOM**

Double glazed window to side. Close coupled wc and wash hand basin. Radiator. Wall mounted cabinet.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to loft space. Storage cupboard.

## **BEDROOM ONE 12'0" x 9'11" (3.66 x 3.03)**

Double glazed window to front. Radiator. Built in wardrobe. Door to ensuite.

## **ENSUITE**

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, close coupled wc and wash hand basin. Extractor fan. Heated towel rail.

## **BEDROOM TWO 14'4" x 10'10" max into recess (4.38 x 3.32 max into recess)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 9'1" x 9'9" max (2.77 x 2.99 max)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 12'10" x 7'8" (3.93 x 2.36)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, close coupled wc and wash hand basin in vanity surround. Heated towel rail. Extractor fan.

## **FRONT GARDEN**

Shingle stone front garden area. Hardstanding driveway parking to side for two vehicles leading to double garage.

## **DOUBLE GARAGE**

Up and over doors to front. Power and light. Personal door to rear garden.

## **REAR GARDEN**

Rear width block paved patio area, mainly laid to lawn with flower beds and borders. Outside tap. Timber shed. Personal door to garage. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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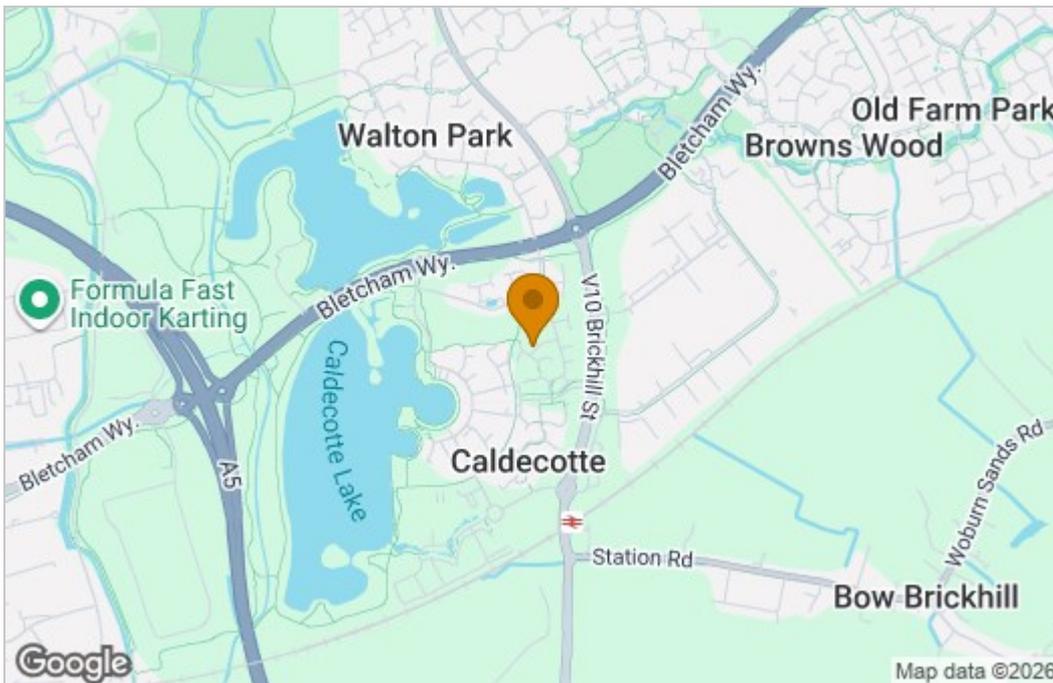
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# Floor Plan



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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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