



# Cauldwell

PROPERTY SERVICES



## 34 Shuttleworth Grove

Wavendon Gate, Milton Keynes, MK7 7RY

£485,000



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## ENTRANCE HALL

Door to front. Dog leg stairs to first floor landing with understairs storage cupboard.

## LIVING ROOM

14'9" x 11'9" (4.50 x 3.59)

Double glazed box bay window to front and double glazed window to side. Gas fireplace. Television point. Two radiators. Hardwood flooring.

## DINING ROOM

12'9" x 9'1" (3.91 x 2.78)

Double glazed French doors to rear and double glazed window to rear. Radiator.

## KITCHEN

9'6" x 9'1" (2.90 x 2.79)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill. Four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for dishwasher. Radiator. Door to utility room.

## UTILITY ROOM

6'2" x 5'10" (1.89 x 1.79)

Double glazed stable door to side. Wall units with worksurface. Plumbing for washing machine. Space for tumble dryer. Wall mounted combination boiler. Radiator.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin in vanity surround. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Radiator. Access to part boarded loft.

## BEDROOM ONE

12'4" x 9'10" (3.76 x 3.02)

Double glazed window to front. Radiator. Built in wardrobes with mirror sliding doors. Wall lights. Door to ensuite.

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising wet room style walk in shower area with recessed piped and rainfall head, wash hand basin and close coupled wc with recess cistern. Extractor fan. Shaver point. Heated towel rail. Tiled walls and flooring. Underfloor heating.

## BEDROOM TWO

9'2" x 9'2" (2.81 x 2.81)

Double glazed window to rear. Radiator. Two built in wardrobes.

## BEDROOM THREE

8'10" x 6'3" (2.71 x 1.93)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

7'6" x 6'6" (2.31 x 1.99)

Double glazed window to front. Radiator. Internet connection point.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Radiator. Wall mounted medicine cabinet. Extractor fan.

## FRONT GARDEN

Driveway parking for two vehicles. Slate stone garden area.

## GARAGE

Up and over door to front. Double glazed patio door to rear garden. Power and lighting.

## REAR GARDEN

Rear width patio area leading to lawned area with a selection of mature trees and slate stone bedding and seating area with secondary patio area. Double glazed personal door to garage. Outside tap. Gated access to front. Garden lighting.

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

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## Road Map



## Hybrid Map



## Terrain Map



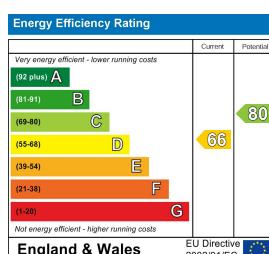
## Floor Plan



## 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



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