Cauldwell

PROPERTY SERVICES

8 Wolston Meadow, Milton Keynes, MK10 9AY

£425,000

CAULDWELL are delighted to offer for sale this well presented THREE DOUBLE BEDROOM detached home, situated within the highly sought-after location of Middleton, Milton Keynes and offered for sale with NO UPPER CHAIN.

The property boasts spacious and versatile accommodation throughout, briefly comprising; entrance hall, downstairs cloakroom, living room, separate dining room and a kitchen with a range of units and appliances. There is also a conservatory overlooking the rear garden, providing an excellent additional reception space ideal for entertaining or relaxing.

To the first floor, the property offers THREE DOUBLE BEDROOMS, with the principal bedroom benefiting from an en-suite shower room. There is also a well appointed family bathroom.

Outside, the property enjoys front and rear gardens, with the rear offering a good degree of privacy. Further benefits include driveway parking and a pleasant position within the location.

Middleton is one of Milton Keynes' most desirable residential areas, offering a perfect blend of modern living with excellent local amenities. The area is particularly popular with families due to its proximity to highly regarded schooling, including Middleton Primary School and Oakgrove School.

ENTRANCE PORCH
Door to living room. Radiator.

LIVING ROOM 17'2" x 10'11" (5.25 x 3.33)
Double glazed window to front. Two radiators. Fireplace and surround. Door to dining room and inner hall way. Coving to skimmed ceiling.

INNER HALLWAY
Double glazed door to garden. Door to kitchen, cloakroom and garage. Coving to skimmed ceiling. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side . Skimmed ceiling.

KITCHEN 7'10" x 9'11"| (2.40 x 3.03|)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Tiled flooring. Skimmed ceiling. inset lighting. Double glazed window to rear Door to dining room.

DINING ROOM 8'8" x 7'10" (2.65 x 2.39)
Coving to skimmed ceiling. Radiator. Opening to conservatory.

CONSERVATORY 9'1" x 8'2" (2.78 x 2.49)
Brick and UPVC double glazed construction. Double glazed French doors to garden. Lighting.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Radiator. Frosted double glazed window to side. Airing cupboard.

BEDROOM ONE 11'2" x 10'9" (3.42 x 3.30)
Box bulk head recess. Four door built in wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Frosted double glazed window to side. Skimmed ceiling. Inset lighting. Radiator.

BEDROOM TWO 11'2" x 8'3" (3.42 x 2.53)
Double glazed window to front. Radiator. Double door built in wardrobe.

BEDROOM THREE 9'1" x 8'2" (2.79 x 2.50)
Double glazed window to front Radiator. Double door built in wardrobe, Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator Part tiled walls. Extractor. Frosted double glazed window to rear. Skimmed ceiling. Inset lighting.

REAR GARDEN
Enclosed and laid mainly to pebble with decking area and wooden fence surround.

SIDE GARDEN
Laid to lawn. Outside shed. Outside tap. Gated side access.

FRONT GARDEN
Laid to lawn. Driveway leading to garage.

SINGLE GARAGE
Up and over door. Power and light.

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.

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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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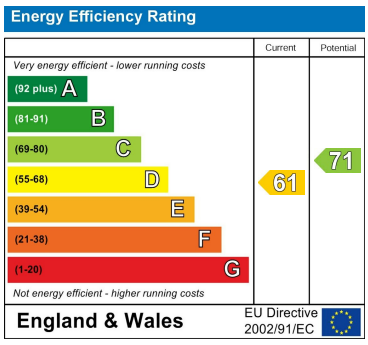
Area Map

Energy Efficiency Graph



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